

WELLINGTON STATION

MANASSAS, VA

1,467 - 3,710 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES







WELLINGTON STATION

MANASSAS, VA

- | A second-generation bank pad site opportunity in the growing Manassas market
- | Surrounded by growing stock of single-family and multifamily homes
- | Parallel orientation to Dumfries Road with excellent access from both Wellington Road and Dumfries Road

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	20,307	73,154	150,034
 DAYTIME POPULATION	4,182	32,082	60,350
 HOUSEHOLD INCOME	\$97,202	\$103,991	\$150,034
 TRAFFIC COUNTS	17,000 on Dumfries Road		

CO-TENANTS



WELLINGTON STATION MANASSAS, VA



WELLINGTON STATION
SHOPPING CENTER



3,444 HOUSEHOLD UNITS

DUMFRIES ROAD 17,000 VPD

SIGNAL HILL SHOPPING CENTER



PARKHURST PLAZA



Walmart

Wawa



FAR EAST PLAZA

PRINCE WILLIAM GATEWAY
(UNDER CONSTRUCTION)



DAVIS FORD CROSSING



HASTINGS MARKETPLACE



WELLINGTON ROAD 15,000 VPD

LIBERTY AVENUE

SITE PLAN

WELLINGTON STATION | MANASSAS, VA

1,467 - 3,710 SF AVAILABLE



TENANT LIST

WELLINGTON STATION | MANASSAS, VA

#	SQ. FT	MERCHANT
---	--------	----------

1	6,036	Manassas Library
---	-------	------------------

2	67,282	Giant
---	--------	-------

3	1,600	ManiLuxx Nail and Spa
---	-------	-----------------------

4	1,600	Available
---	-------	-----------

5	1,600	Subway
---	-------	--------

6	1,467	Available
---	-------	-----------

#	SQ. FT	MERCHANT
---	--------	----------

7	3,236	Velocity Wings
---	-------	----------------

8A	4,731	Express Care
----	-------	--------------

8B	1,249	Poodle Doodle
----	-------	---------------

9	1,200	He & She Hair Salon
---	-------	---------------------

10	1,547	Panda Cafe
----	-------	------------

11	1,507	DVM Veterinary Clinic
----	-------	-----------------------

#	SQ. FT	MERCHANT
---	--------	----------

12	2,280	Pizza Hut
----	-------	-----------

13	5,600	Burger King
----	-------	-------------

14	2,800	KFC/Taco Bell
----	-------	---------------

15	3,000	TRUIST
----	-------	--------

16	3,710	Available
----	-------	-----------

WELLINGTON STATION MANASSAS, VA





WELLINGTON STATION | 10100 DUMFRIES ROAD, MANASSAS, VA

Greg Hull | ghull@rappaportco.com | 571.382.1221

rappaportco.com