

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 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	18,771	82,124	163,868
 DAYTIME POPULATION	4,647	34,127	62,771
 HOUSEHOLD INCOME	\$126,494	\$141,191	\$140,248
 TRAFFIC COUNTS	17,600 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

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TENANT LIST

WELLINGTON STATION | MANASSAS, VA

#	SQ. FT	MERCHANT
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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
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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
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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

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