WELLINGTON STATION MANASSAS, VA 1,467 - 3,710 SF AVAILABLE





WELLINGTON STATION

MANASSAS, VA

- A second-generation bank pad site opportunity in the growing Manassas market
- I 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	
Ť	POPULATION	18,771	82,124	163,868	
	DAYTIME POPULATION	4,647	34,127	62,771	
\$	HOUSEHOLD INCOME	\$126,494	\$141,191	\$140,248	
<u>~</u>	TRAFFIC COUNTS	17,600 on	Dumfries Ro	oad	

CO-TENANTS

















WELLINGTON STATION MANASSAS, VA



WELLINGTON STATION SHOPPING CENTER









3,444 HOUSEHOLD UNITS

SIGNAL HILL SHOPPING CENTER

GameStop











PARKHURST PLAZA















HASTINGS MARKETPLACE













EVERGREEN TERRANCE







FAR EAST PLAZA

PRINCE WILLIAM GATEWAY (UNDER CONSTRUCTION)





DAVIS FORD CROSSING







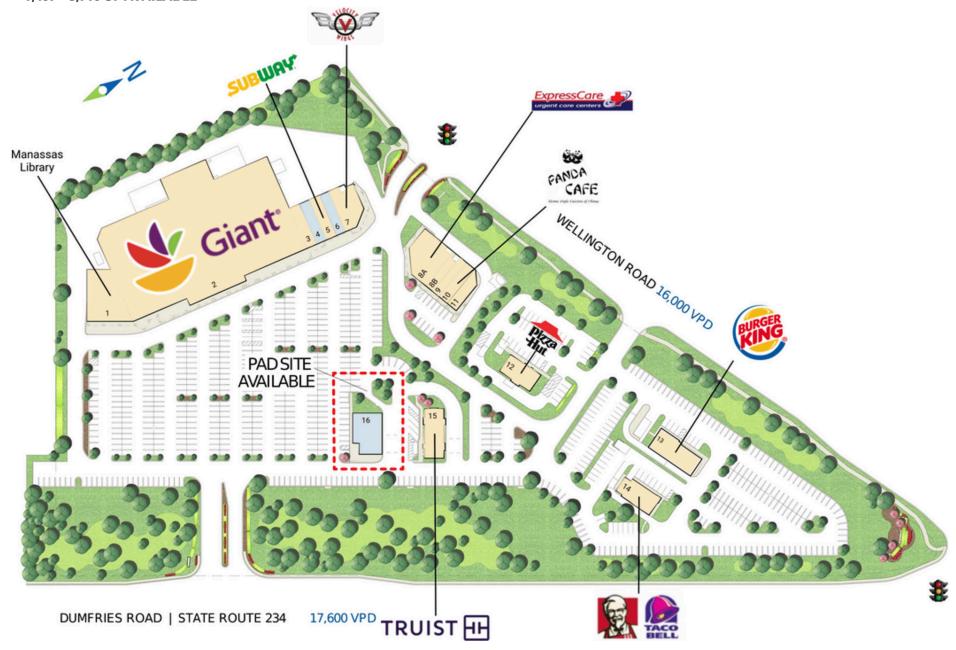


MATTRESSFIRM

SITE PLAN

WELLINGTON STATION | MANASSAS, VA

1,467 - 3,710 SF AVAILABLE



TENANT LIST

WELLINGTON STATION | MANASSAS, VA

# SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1 6,036	Manassas Library	7	3,236	Velocity Wings	12	2,280	Pizza Hut
2 67,282	Giant	8A	4,731	Express Care	13	5,600	Burger King
3 1,600	ManiLuxx Nail and Spa	8B	1,249	Poodle Doodle	14	2,800	KFC/Taco Bell
4 1,600	Available	9	1,200	He & She Hair Salon	15	3,000	TRUIST
5 1,600	Subway	10	1,547	Panda Cafe	16	3,710	Available
6 1,467	Available	11	1,507	DVM Veterinary Clinic			

WELLINGTON STATION

MANASSAS, VA









WELLINGTON STATION | 10100 DUMFRIES ROAD, MANASSAS, VA

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