

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

WELLINGTON ROAD 15,000 VPD

LIBERTIA AVENUE

SIGNAL HILL SHOPPING CENTER

GameStop Panera Bread
fresh world Capital One Bank
Chick-fil-z AT&T

PARKHURST PLAZA

ALDI FIREHOUSE SUBS
FOUNDED BY FIREMEN™
Ledo Pizza QDOBA MEXICAN EATS
noodles & company Starbucks

Walmart

Wawa

EVERGREEN TERRANCE

Red Robin DUNKIN'
GOURMET BURGERS and BREWS
LONGHORN STEAKHOUSE

FAR EAST PLAZA

PRINCE WILLIAM GATEWAY (UNDER CONSTRUCTION)

LIDL TEXAS ROADHOUSE

HASTINGS MARKETPLACE

Harris Teeter PAPA JOHN'S
Your Neighborhood Food Market
BUFFALO WILD WINGS Bank of America

DAVIS FORD CROSSING

CVS pharmacy STAPLES
PETCO LA FITNESS
MATTRESS FIRM

SITE PLAN

WELLINGTON STATION | MANASSAS, VA

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DUMFRIES ROAD | STATE ROUTE 234

17,000 VPD

TRUIST 



TENANT LIST

WELLINGTON STATION | MANASSAS, VA

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





WELLINGTON STATION | 10100 DUMFRIES ROAD, MANASSAS, VA

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