

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	18,647	81,609	163,052
 DAYTIME POPULATION	4,690	34,432	61,454
 HOUSEHOLD INCOME	\$96,666	\$108,943	\$108,462
 TRAFFIC COUNTS	17,572 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.

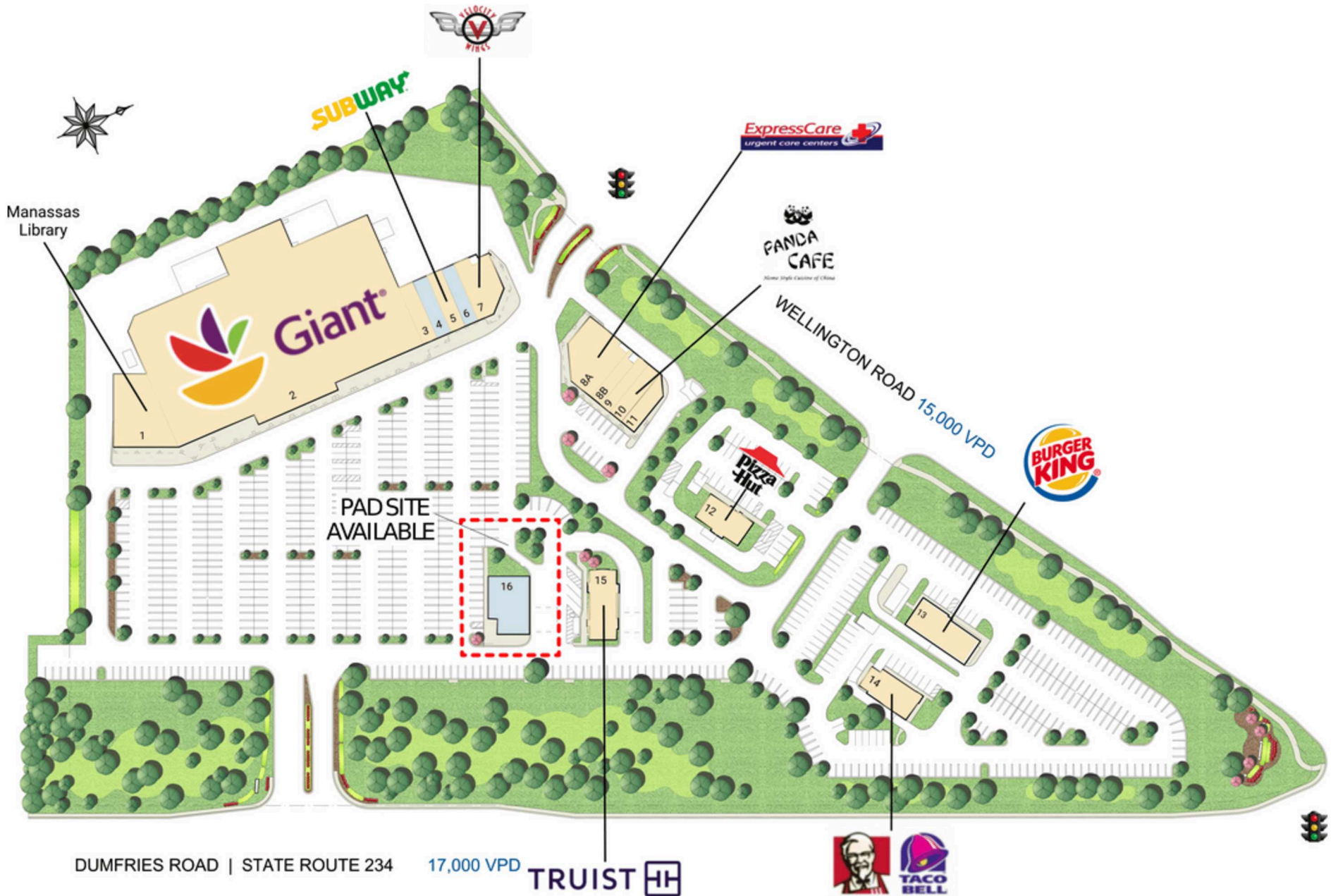
DAVIS FORD CROSSING

CVS pharmacy STAPLES
PETCO LA FITNESS
MATTRESS FIRM

SITE PLAN

WELLINGTON STATION | MANASSAS, VA

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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

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WELLINGTON STATION | 10100 DUMFRIES ROAD, MANASSAS, VA

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