# 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
- I Parallel orientation to Dumfries Road with excellent access from both Wellington Road and Dumfries Road

#### **DEMOGRAPHICS 2025**

		1 MILE	3 MILES	<b>5 MILES</b> 163,052	
Ť	POPULATION	18,647	81,609		
	DAYTIME POPULATION	4,690	34,432	61,454	
\$	HOUSEHOLD INCOME	\$96,666	\$108,943	\$108,462	
<u></u>	TRAFFIC COUNTS	17,572 or	n Dumfries R	Road	

**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**







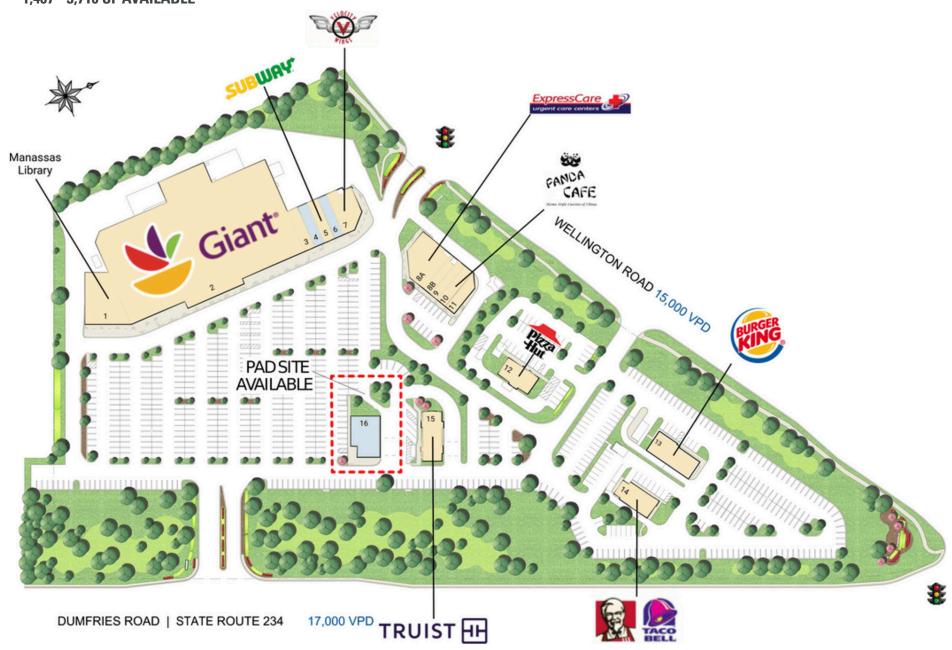


**MATTRESSFIRM** 

#### **SITE PLAN**

#### **WELLINGTON STATION | MANASSAS, VA**

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# **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

Greg Hull | ghull@rappaportco.com | 571.382.1221

rappaportco.com