

# 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	18,647	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

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## 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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