10217 DUMFRIES ROAD

MANASSAS, VA

1.36 ACRES FOR SALE



RAPPAPORT
CULTIVATING PLACES

10217 DUMFRIES ROAD
MANASSAS, VA

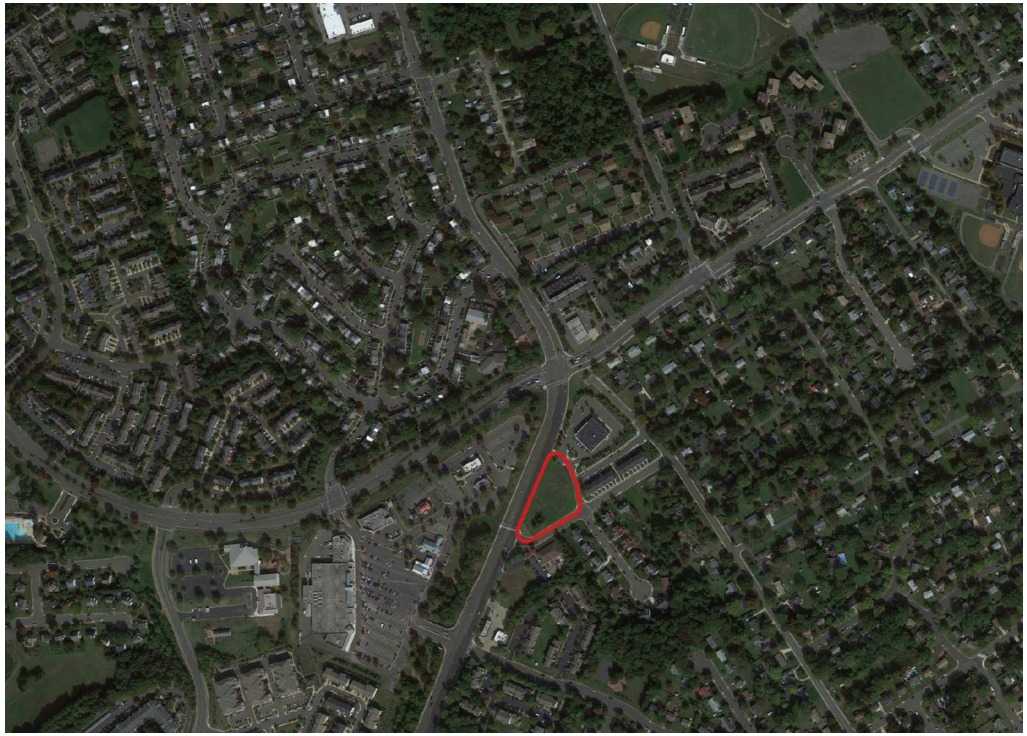
- 1.36 acres of land for sale at a signalized intersection on Dumfries Road in Manassas, VA with B2 Zoning
- Ideally situated across from Wellington Station with Giant Food, Manassas City Library, KFC/Taco Bell, Velocity Wings, and more
- Adjacent to the Walgreens on the corner of Wellington Road and Dumfries Road
- Surrounded by a growing stock of single-family and multi-family homes

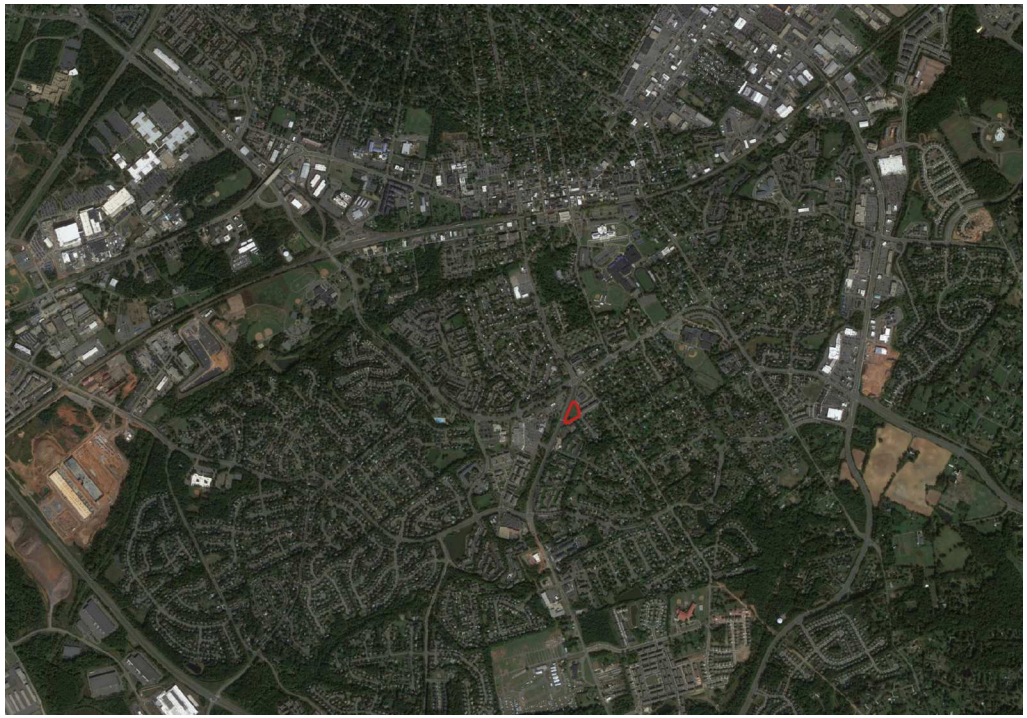
DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
POPULATION	21,485	77,842	159,702
DAYTIME POPULATION	10,275	60,296	111,279
HOUSEHOLD INCOME	$104,219	$115,406	$119,696
TRAFFIC COUNTS	10,554 on Dumfries Road		

AREA RETAILERS

Giant · ExpressCare · Taco Bell · Truist · Velocity Wings

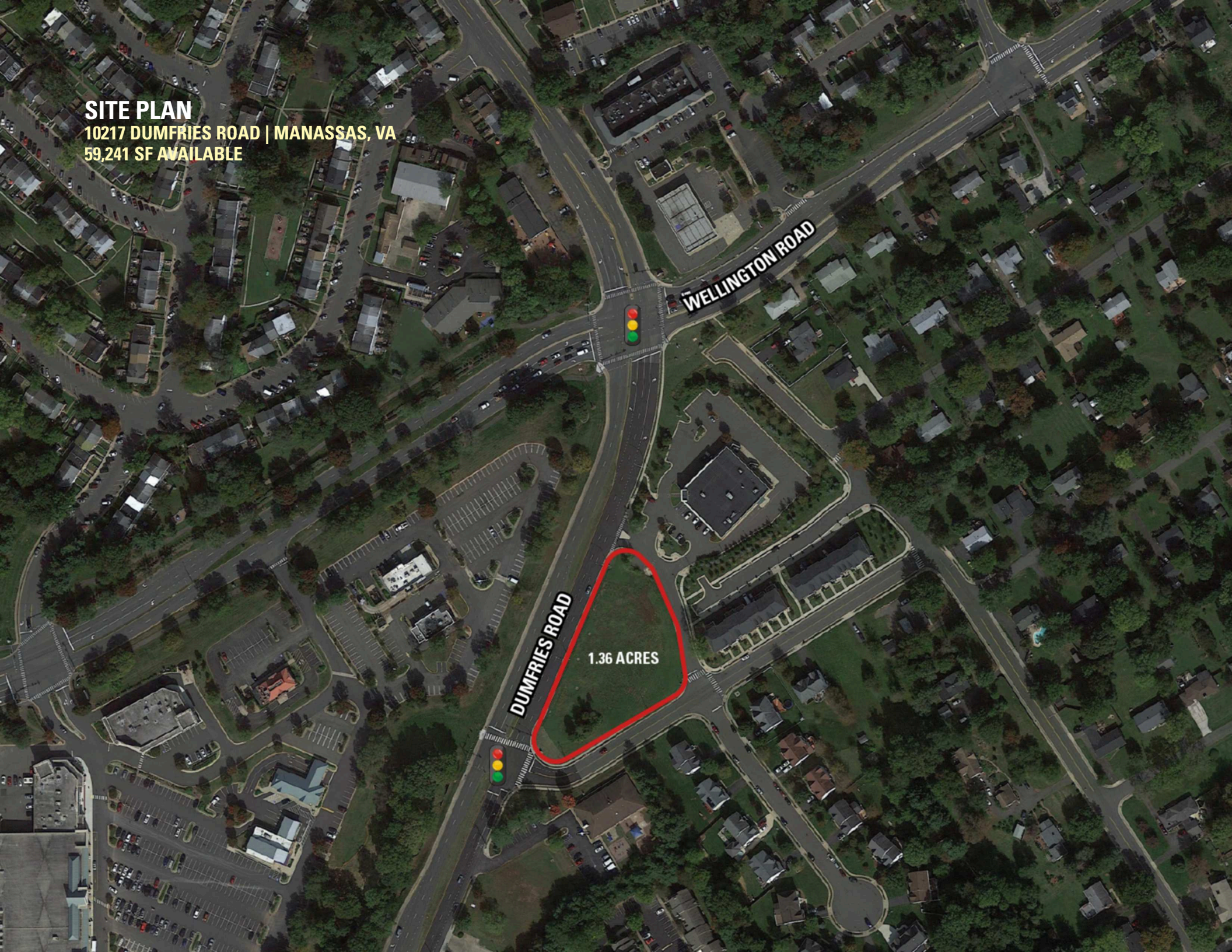





10217 DUMFRIES ROAD
MANASSAS, VA
N
SIGNAL HILL SHOPPING CENTER
GameStop
Panera Bread
fresh world
Capital One Bank
Chick-fil-A
AT&T
Walmart
Wawa
PARKHURST PLAZA
ALDI
FIREHOUSE SUBS
Founded by Firemen
Ledo Pizza
QDOBA
noodles & COMPANY
EVERGREEN TERRANCE
Red Robin
DUNKIN'
LONGHORN STEAKHOUSE
PANDA EXPRESS
10217 DUMFRIES ROAD
WELLINGTON ROAD 15,000 VPD
FAR EAST PLAZA
WELLINGTON STATION SHOPPING CENTER
Giant
TRUIST
BURGER KING
SUBWAY
KFC
PRINCE WILLIAM GATEWAY
(UNDER CONSTRUCTION)
LIDL
TEXAS ROADHOUSE
DUMFRIES ROAD 17,000 VPD
LIBERIA AVENUE
HASTINGS MARKETPLACE
Harris Teeter
Your Neighborhood Food Market
pet valu
your pet • your store
BUFFALO WILD WINGS
PIZZA PAPA JOHNS
Bank of America
DAVIS FORD CROSSING
CVS pharmacy
MATTRESS FIRM
LA FITNESS
PETCO
GNC
LIVE WELL
STAPLES
3,444 HOUSEHOLD UNITS

SITE PLAN

10217 DUMFRIES ROAD | MANASSAS, VA
59,241 SF AVAILABLE



RAPPAPORT

CULTIVATING PLACES

10217 DUMFRIES ROAD | 10217 DUMFRIES ROAD, MANASSAS, VA

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