

# 10217 DUMFRIES ROAD

MANASSAS, VA

1.36 ACRES FOR SALE

DUMFRIES ROAD

WELLINGTON ROAD

1.36 ACRES





**RAPPAPORT**  
CULTIVATING PLACES

# 10217 DUMFRIES ROAD

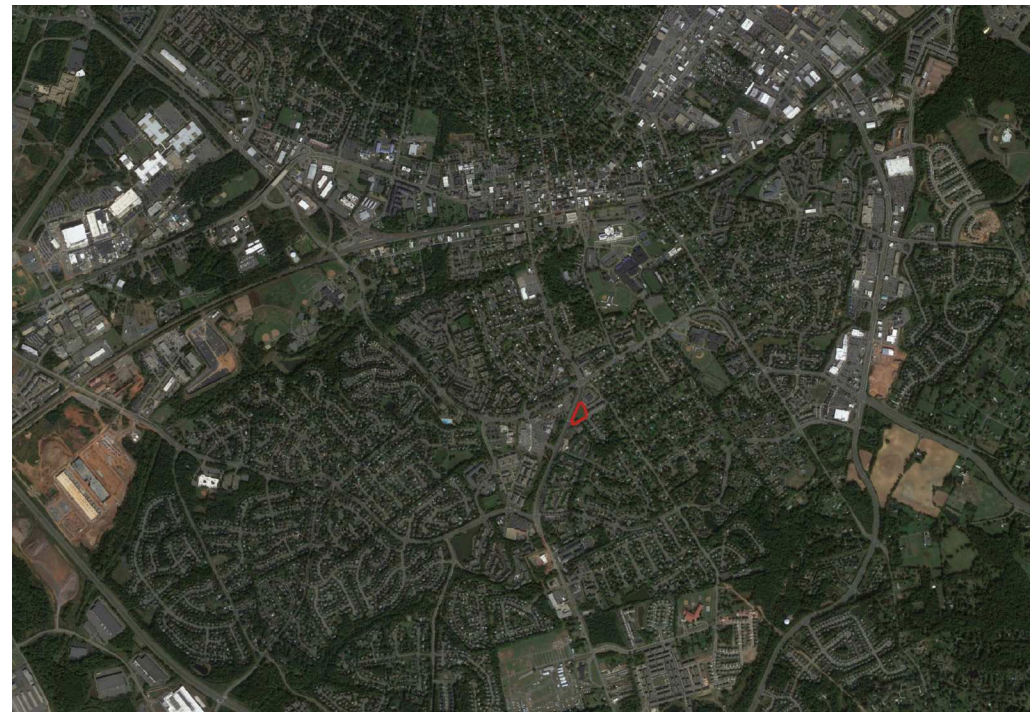
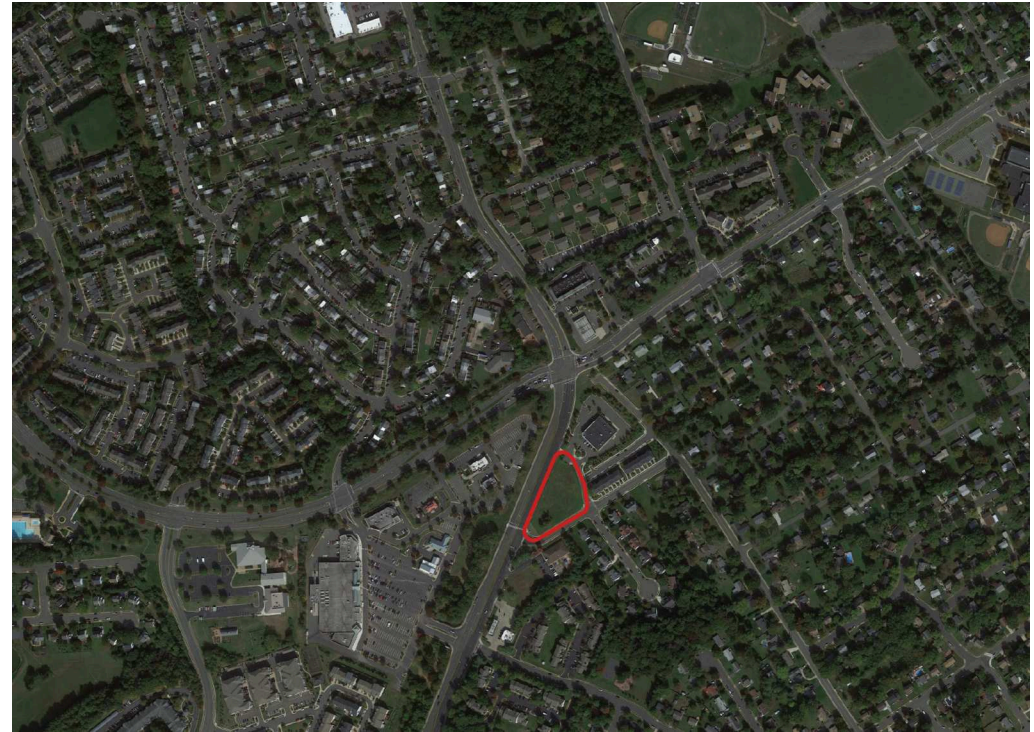
## MANASSAS, VA

- | 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



10217 DUMFRIES ROAD  
MANASSAS, VA



**SIGNAL HILL SHOPPING CENTER**

GameStop Panera Bread  
 fresh world Capital One Bank  
 Chick-fil-ly 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 PANDA EXPRESS  
 GOURMET CHINESE FOOD

10217 DUMFRIES ROAD

**WELLINGTON STATION SHOPPING CENTER**

Giant TRUIST  
 BURGER KING SUBWAY KFC

WELLINGTON ROAD 15,000 VPD

FAR EAST PLAZA

**PRINCE WILLIAM GATEWAY (UNDER CONSTRUCTION)**

LIDL TEXAS ROADHOUSE

3,444 HOUSEHOLD UNITS

DUMFRIES ROAD 17,000 VPD

LIBERIA AVENUE

**HASTINGS MARKETPLACE**

Harris Teeter pet valu  
 BUFFALO WILD WINGS PIZZA PAPA JOHN'S  
 Bank of America

**DAVIS FORD CROSSING**

CVS pharmacy MATTRESS FIRM  
 LA FITNESS PETCO  
 GNC LIVE WELL STAPLES

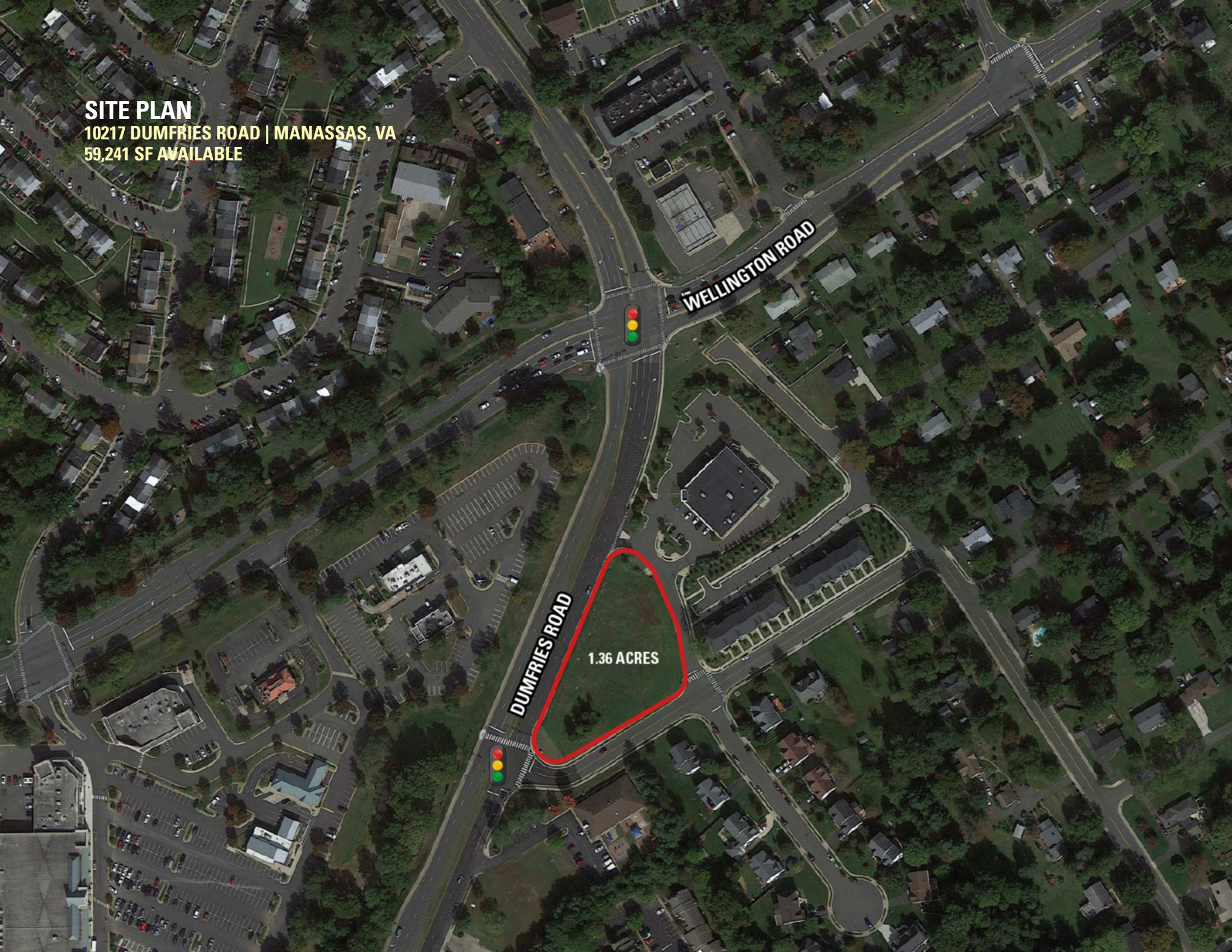
**SITE PLAN**

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

**DUMFRIES ROAD**

**WELLINGTON ROAD**

**1.36 ACRES**





**10217 DUMFRIES ROAD | 10217 DUMFRIES ROAD, MANASSAS, VA**

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