

10217 DUMFRIES ROAD

MANASSAS, VA

1.36 ACRES FOR SALE

DUMFRIES ROAD

WELLINGTON ROAD

1.36 ACRES





RAPPAPORT
CULTIVATING PLACES

10217 DUMFRIES ROAD

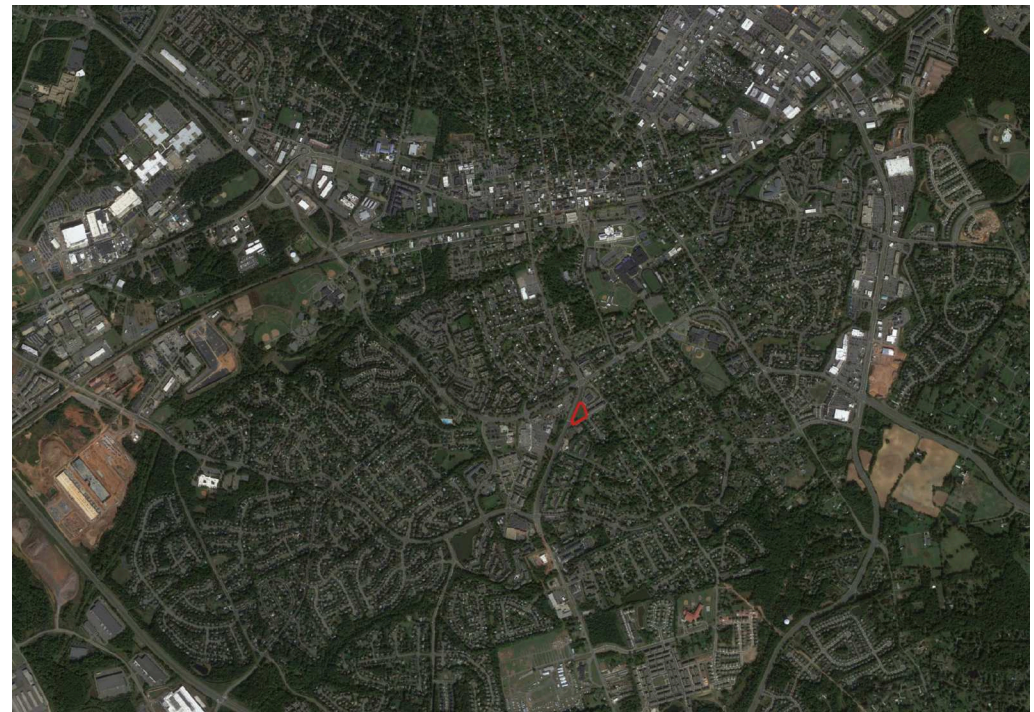
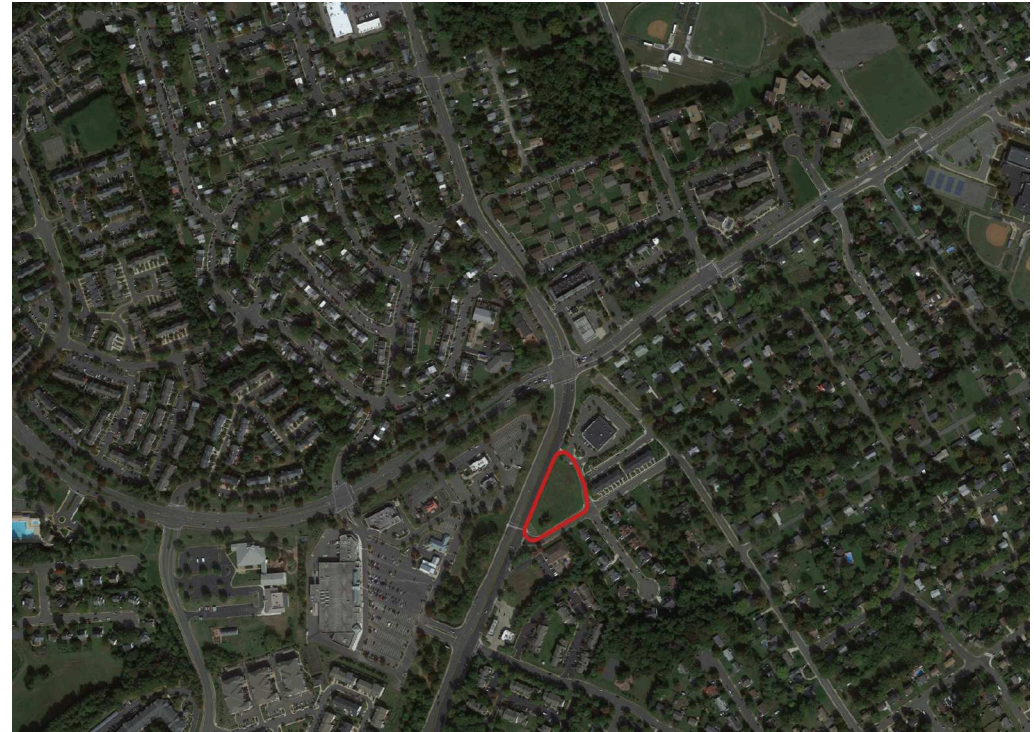
MANASSAS, VA

- | 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 2025

	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-A AT&T

PARKHURST PLAZA

ALDI FIREHOUSE SUBS
Ledo Pizza QDOBA MEXICAN EATS
noodles & COMPANY Starbucks

Walmart

Wawa

EVERGREEN TERRANCE

Red Robin DUNKIN'
LONGHORN STEAKHOUSE PANDA EXPRESS

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

HASTINGS MARKETPLACE

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

LIBERTIA AVENUE

DAVIS FORD CROSSING

CVS pharmacy MATTRESS FIRM
LA FITNESS PETCO
GNC STAPLES

SITE PLAN

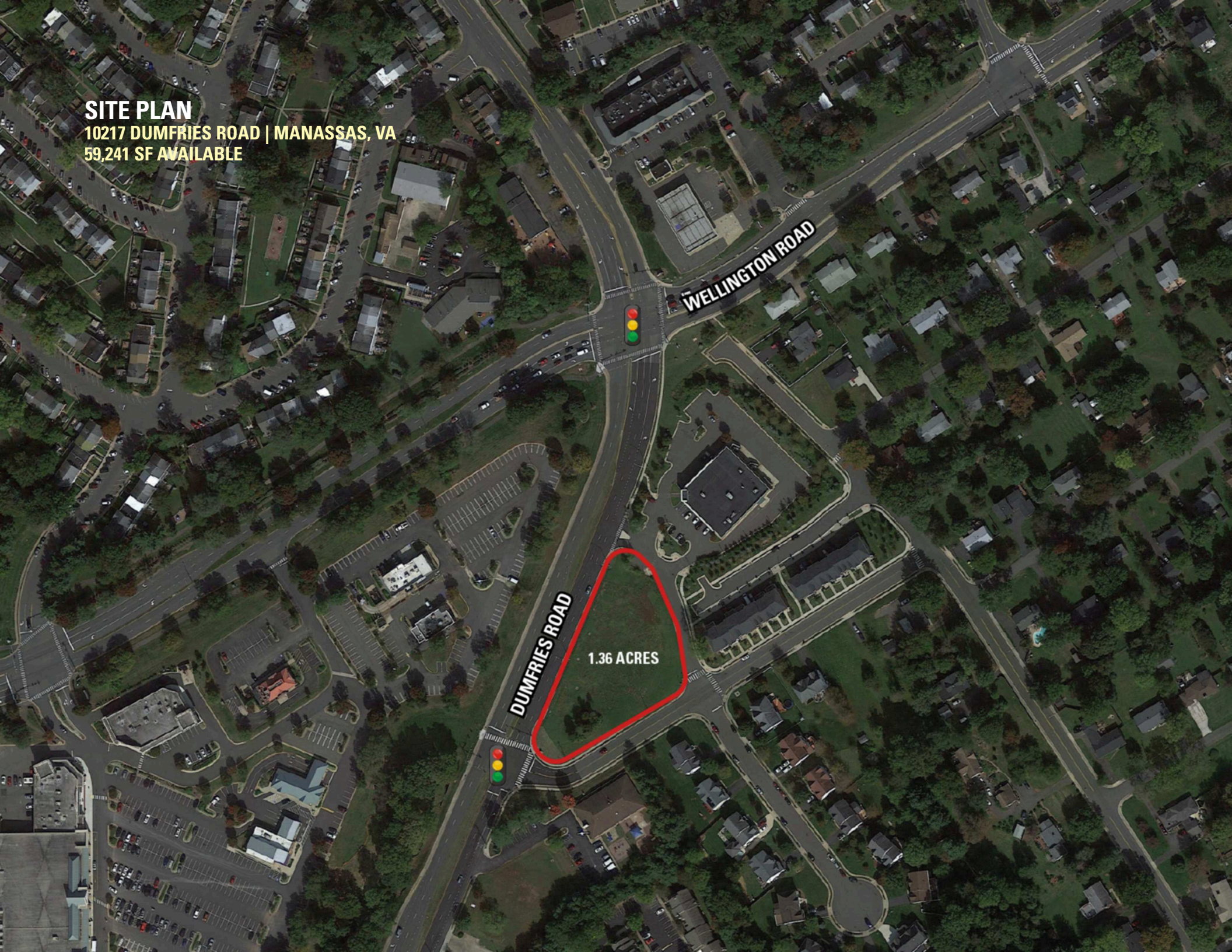
10217 DUMFRIES ROAD | MANASSAS, VA

59,241 SF AVAILABLE

DUMFRIES ROAD

WELLINGTON ROAD

1.36 ACRES





10217 DUMFRIES ROAD | 10217 DUMFRIES ROAD, MANASSAS, VA

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