

Seeking Full-Service  
Restaurant Operators



## Wellington Station Pad Site

Manassas, VA

3,710 SF pad site available with  
outdoor patio space

**RAPPAPORT**  
CULTIVATING PLACES®



# Manassas

Virginia

- Second-generation bank pad site reimagined as full-service restaurant space in high-visibility shopping center
- Dense and affluent residential communities nearby, including both single-family and multifamily housing
- Opportunity features excellent visibility and access from Wellington Road and Dumfries Road
- Nationally recognized co-tenants including Giant, TRUIST, KFC and Taco Bell



## 2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	18,771	82,124	163,868
Daytime Population	4,647	34,127	62,771
Household Income	\$126,494	\$141,191	\$140,248
Traffic Counts	17,600 on Dumfries Road		

## Co-Tenants







**Wellington Station Shopping Center**

3,444 RESIDENTIAL UNITS

DUMFRIES ROAD 17,600 VPD

OSBOURN HIGH SCHOOL

METZ JUNIOR HIGH SCHOOL

**Signal Hill Shopping Center**  
Chick-fil-A Panera Bread Capital One

**Parkhurst Plaza**  
ALDI FIREHOUSE SUBS Starbucks

**Davis Ford Crossing**  
STAPLES LAIFITNESS. petco CVS Krispy Kreme tropical CAFE

**Hastings Marketplace**  
Harris Teeter BUFFALO WILD WINGS BANK OF AMERICA SMOOTHIE KING sweetFrog premium frozen yogurt PAPA JOHN'S

**Walmart+**

**Wawa**

**Prince William Gateway**  
TEXAS COLD STONE CREAMERY LIDL

LIBERIA AVENUE 32,800 VPD

WELLINGTON ROAD 16,000 VPD

PRINCE WILLIAM PARKWAY

RESIDENTIAL DEVELOPMENT



# Site Plan

1,467 - 3,710 SF available





# Tenant List

Space #	Sq. Ft.	Tenant
1	6,036	Manassas Library
2	67,282	Giant
3	1,600	ManiLuxx Nail and Spa
4	1,600	Available
5	1,600	Subway
6	1,467	Available

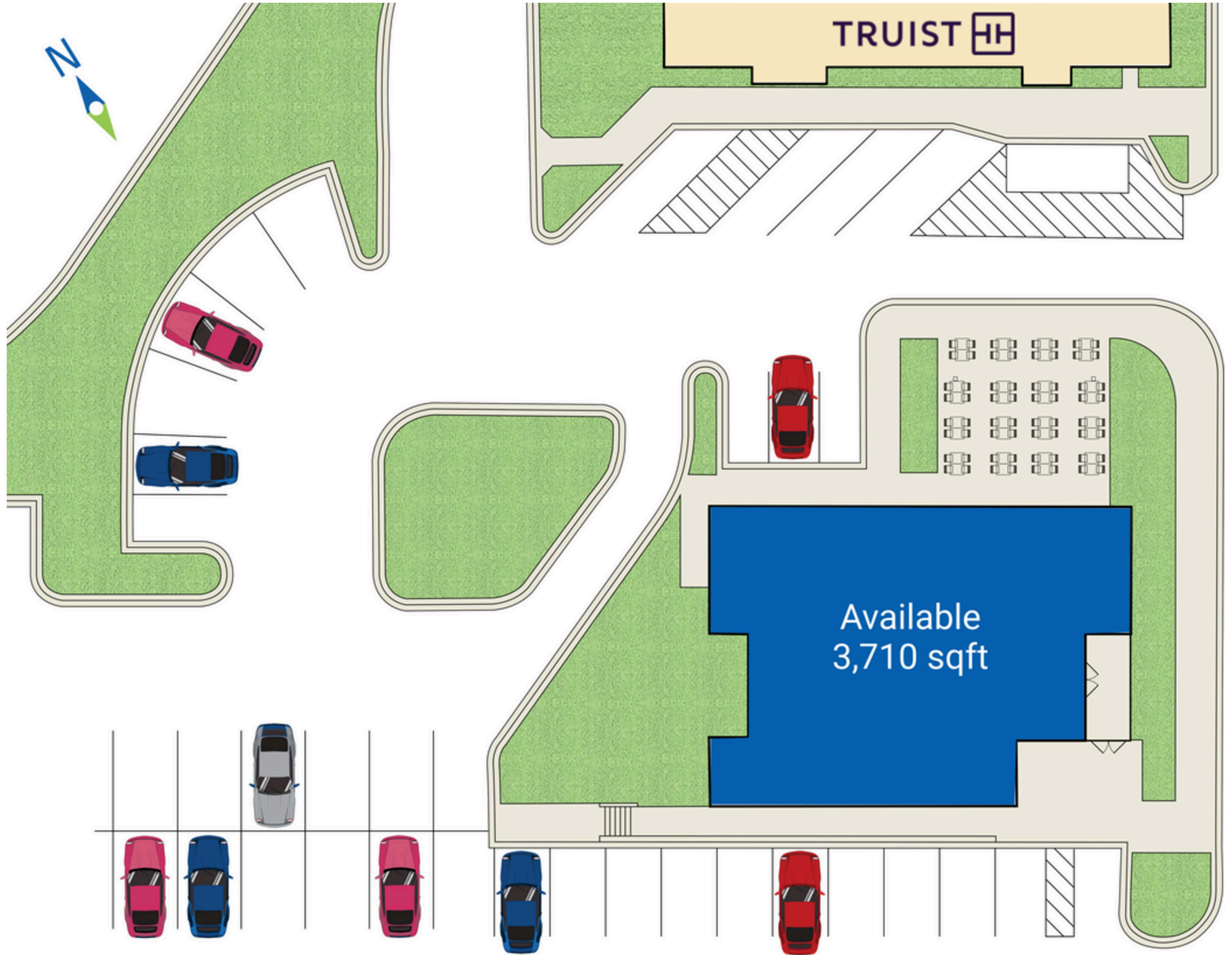
Space #	Sq. Ft.	Tenant
7	3,236	Velocity Wings
8A	4,731	Express Care
8B	1,249	Poodle Doodle
9	1,200	He & She Hair Salon
10	1,547	Panda Cafe
11	1,507	DVM Veterinary Clinic

Space #	Sq. Ft.	Tenant
12	2,280	Pizza Hut
13	5,600	Burger King
14	2,800	KFC/Taco Bell
15	3,000	TRUIST
16	3,710	Available

# Pad Site Opportunity

3,710 SF available

Space #	Sq. Ft.	Tenant
1	3,710	Available
2	3,000	TRUIST





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**WELLINGTON STATION PAD SITE | 10100 DUMFRIES ROAD, MANASSAS, VA**

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