

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 reimaged 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 PAD SITE

MANASSAS, VA



3,444 RESIDENTIAL
UNITS

Wellington Station
Shopping Center

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

HarrisTeeter BUFFALO WILD WINGS BANK OF AMERICA SMOOTHIE KING sweetFrog premium frozen yogurt PAPA JOHN'S

Walmart+

Wawa

LIBERIA AVENUE 32,800 VPD

Prince William Gateway

TEXAS COLD STONE CREAMERY LIDL

PRINCE WILLIAM PARKWAY

WELLINGTON ROAD 16,000 VPD

RESIDENTIAL
DEVELOPMENT

1,467 - 3,710 SF available

DUMFRIES ROAD | STATE ROUTE 234 17,600 VPD

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

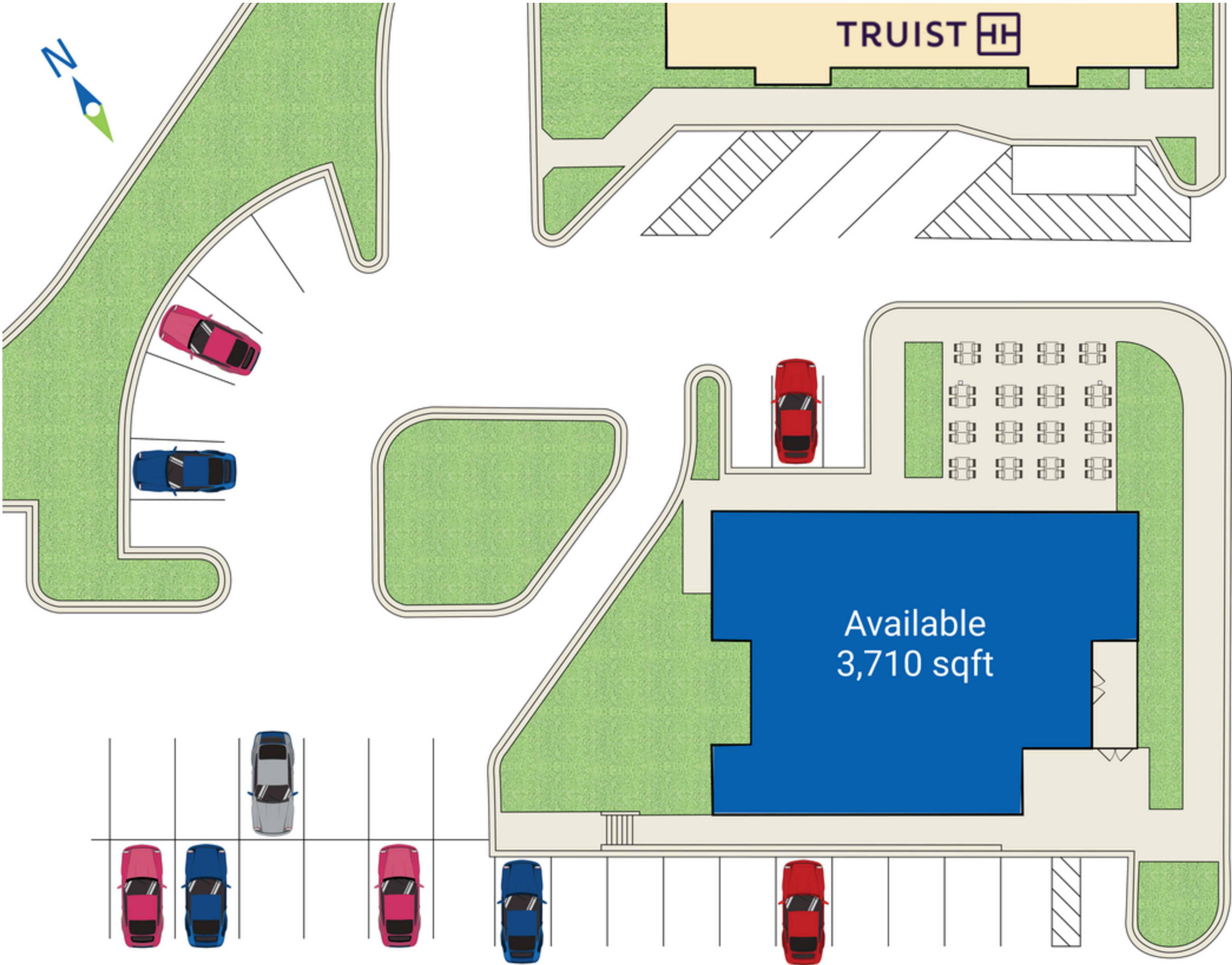
Space #	Sq. Ft.	Tenant
7	3,236	Velocity Wings
8A	4,731	Express Care
8B	1,249	Poodle Doodle
9	1,200	He & She Hair Salon
10	1,547	Panda Cafe
11	1,507	DVM Veterinary Clinic

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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