



**10217 Dumfries Road**  
Manassas, VA

59,241 SF available

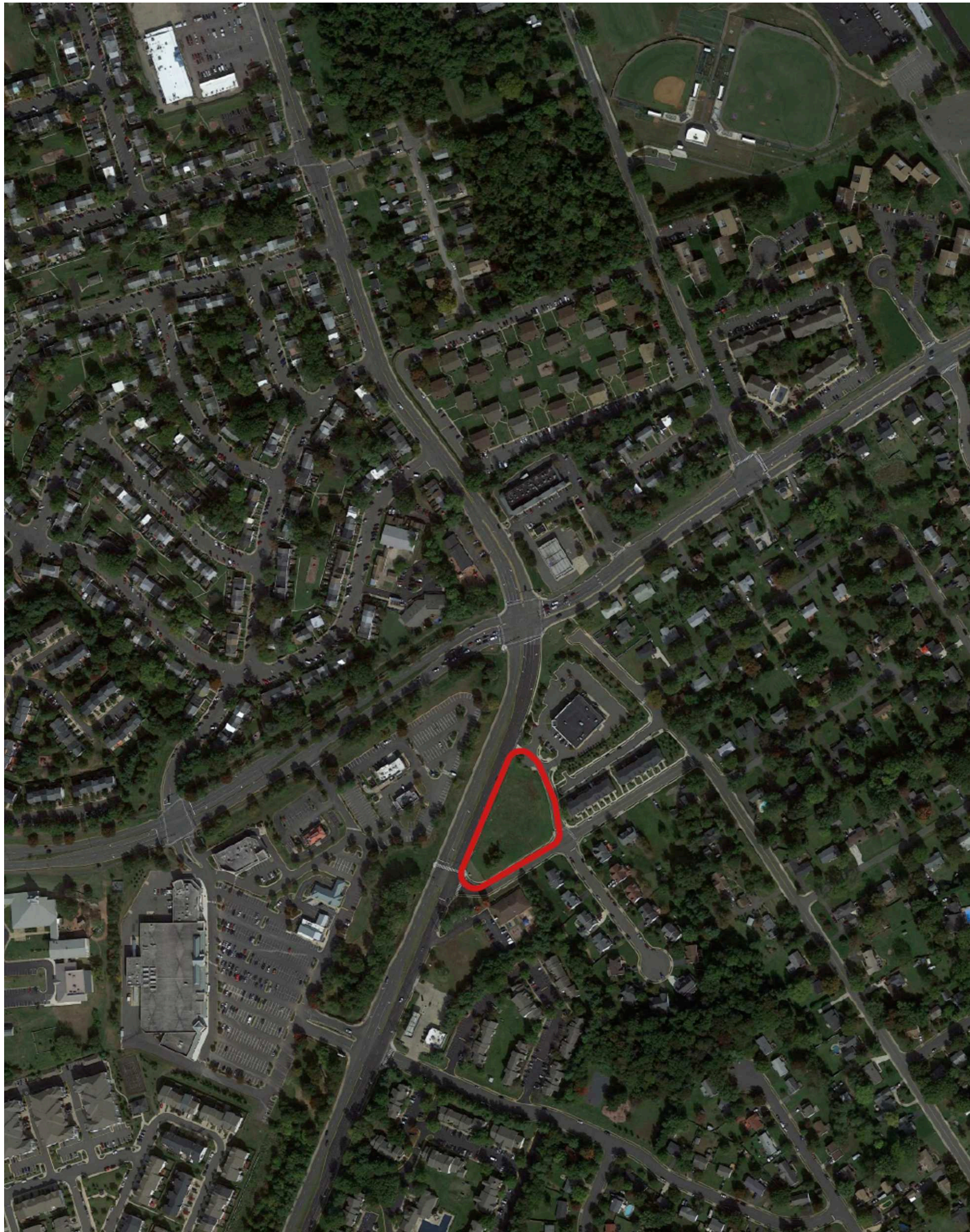
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# Manassas

Virginia

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



## 2025 Demographics

	1 mi.	3 mi.	5 mi.
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

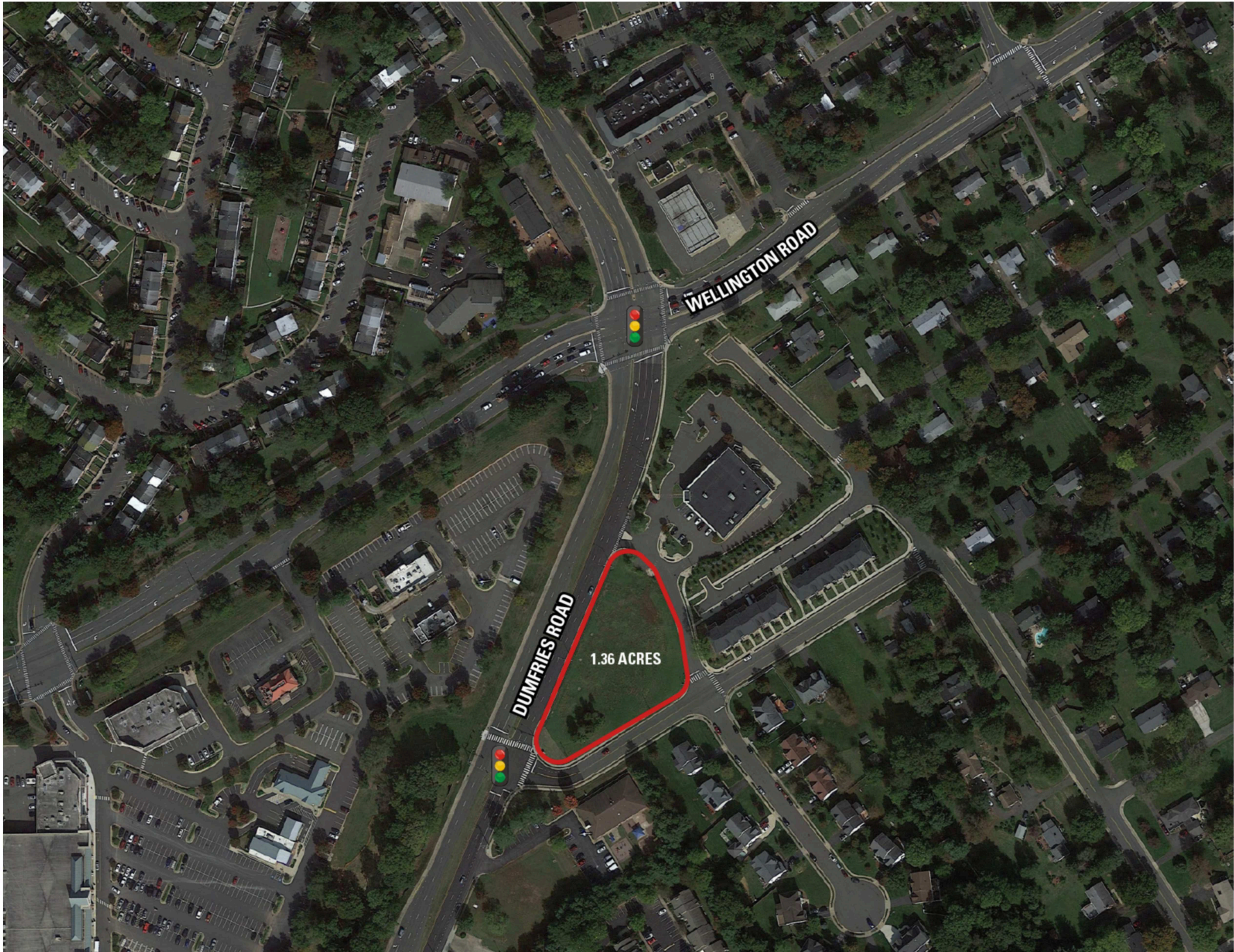


# Site Plan

59,241 SF available

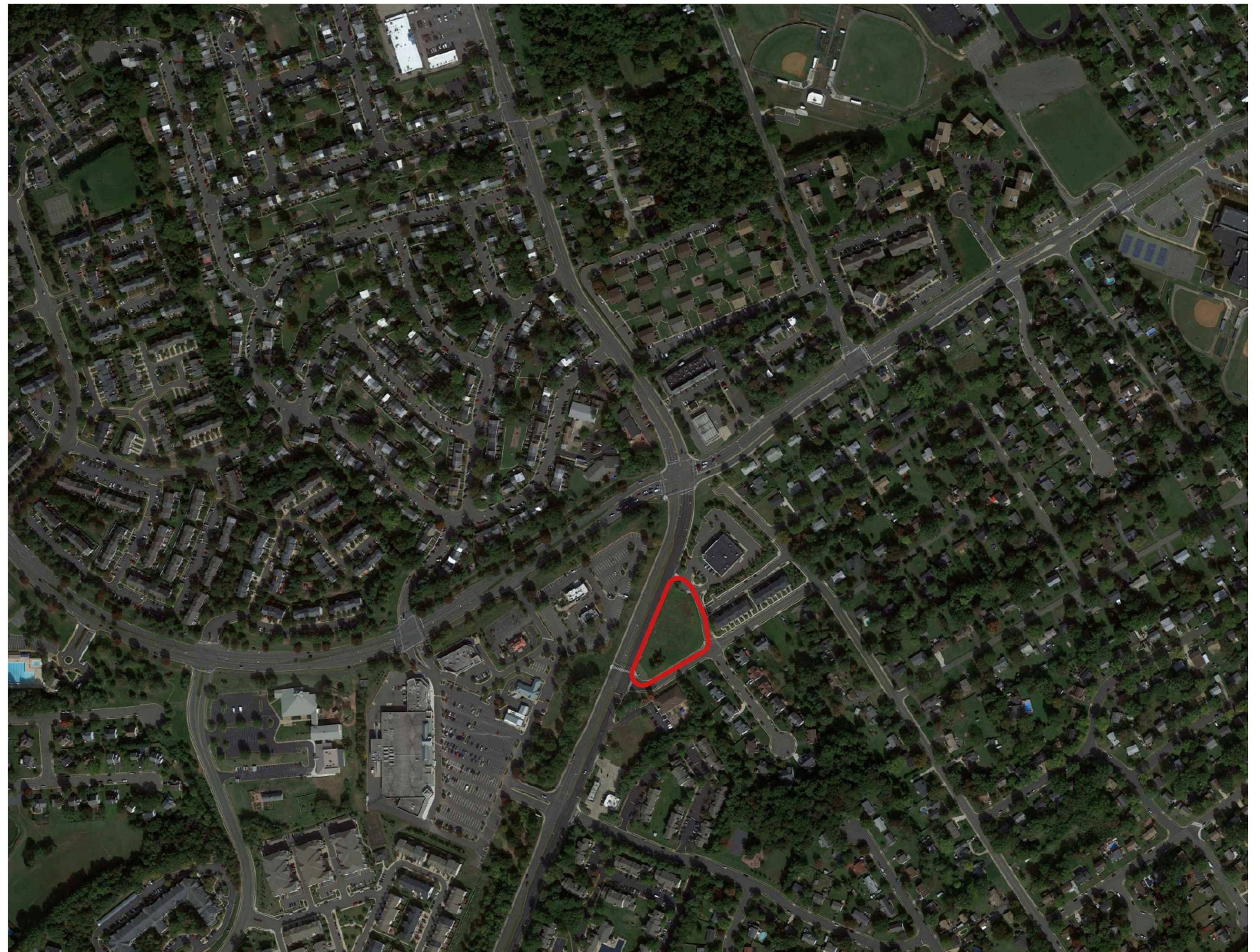
Space #	Sq. Ft.	Tenant
1	59,241	Available

● Space Available





# The Property



10217 Dumfries Road



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

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