



Wellington Station

Manassas, VA

1,467 - 3,710 SF available

RAPPAPORT
CULTIVATING PLACES®

Manassas

Virginia

- A second-generation bank pad site opportunity in the growing Manassas market
- Surrounded by growing stock of single-family and multifamily homes
- Parallel orientation to Dumfries Road with excellent access from both Wellington Road and Dumfries Road



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		

Area Retailers

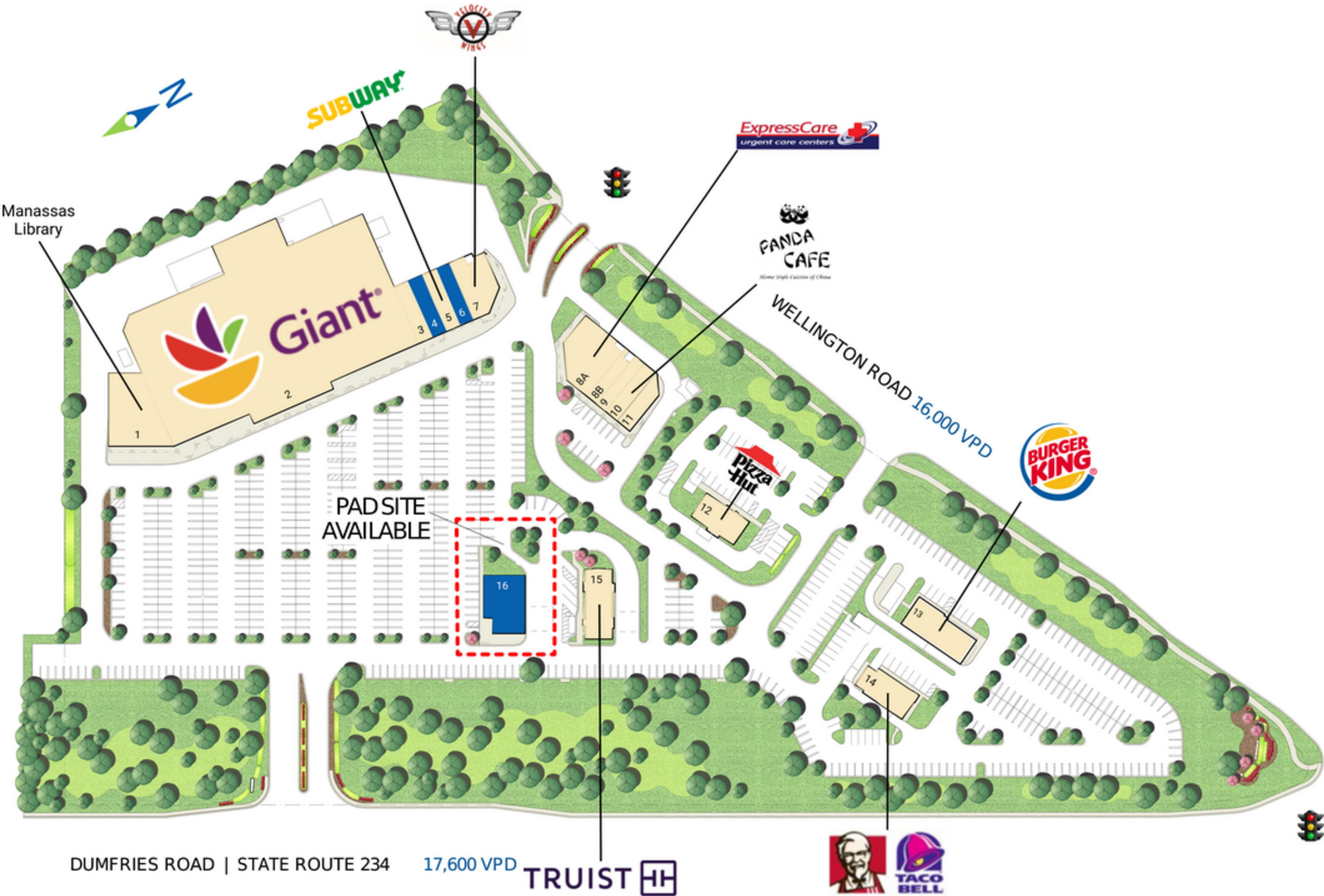




Site Plan

1,467 - 3,710 SF available

● Space 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

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WELLINGTON STATION | 10100 DUMFRIES ROAD, MANASSAS, VA

Greg Hull | ghull@rappaportco.com | 571.382.1221