



# Wellington Station

Manassas, VA

1,467 - 3,710 SF available

**RAPPAPORT**  
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# 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



## 2026 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

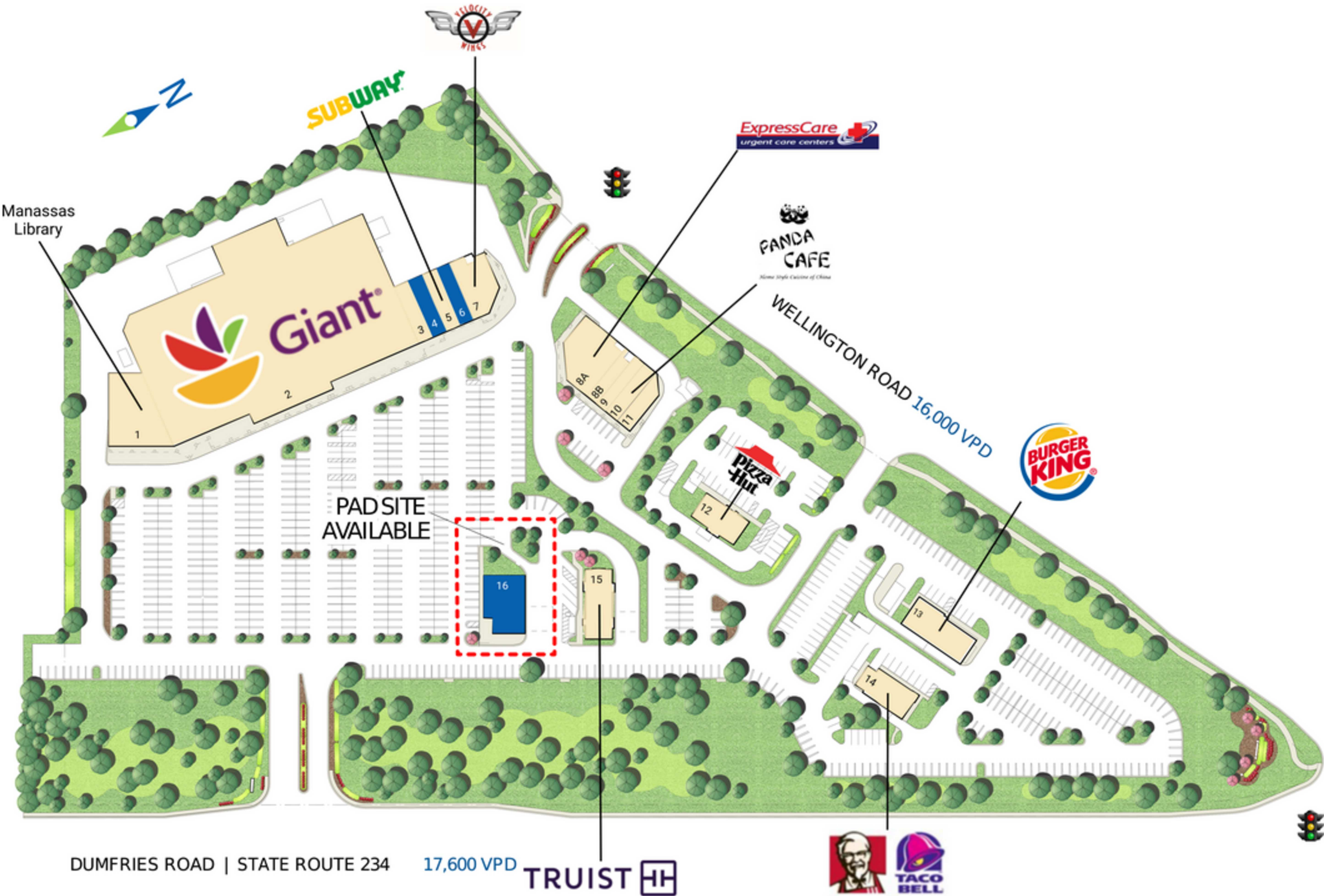




# Site Plan

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**