



Wellington Station

Manassas, VA

1,200 - 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



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





Walmart+

Signal Hill Shopping Center

Chick-fil-A Panera Capital One

Wawa

OSBOURN
HIGH SCHOOL

Parkhurst Plaza

ALDI FIREHOUSE SUBS Starbucks

Davis Ford Crossing

STAPLES LAIFITNESS. petco
CVS Krispy Kreme tropical CAFE

Wellington Station
Shopping Center

METZ JUNIOR
HIGH SCHOOL

WELLINGTON ROAD 16,000 VPD

Prince William Gateway

TEXAS COLD STONE CREAMERY LIDL

3,444 RESIDENTIAL
UNITS

DUMFRIES ROAD 17,600 VPD

Hastings Marketplace

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

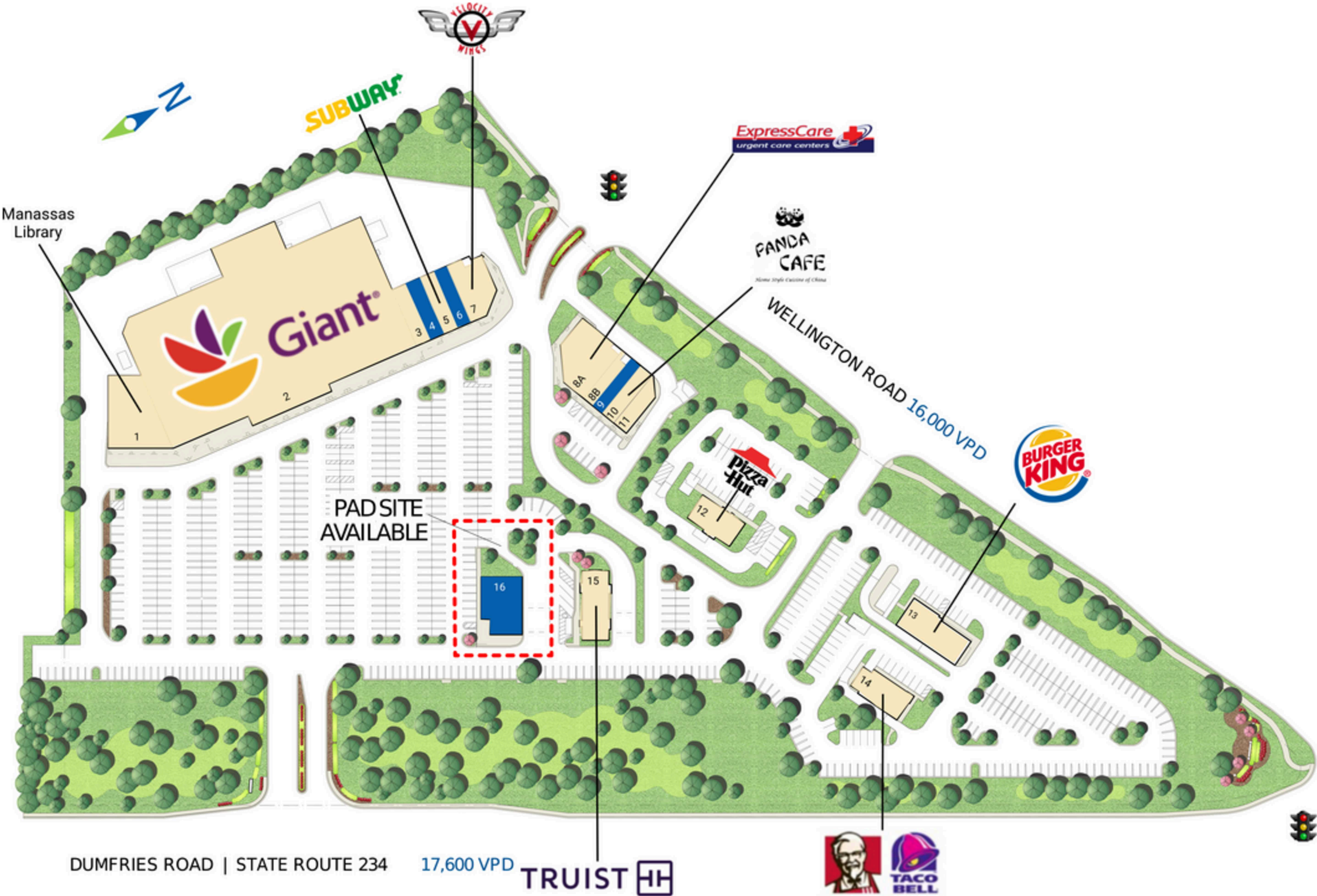
PRINCE WILLIAM PARKWAY

RESIDENTIAL
DEVELOPMENT

Site Plan

1,200 - 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	Available
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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