

Wellington Station Pad Site

Manassas, VA

3,710 SF pad site available with outdoor patio space

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CULTIVATING PLACES®

Manassas

Virginia

- Second-generation bank pad site reimagined 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



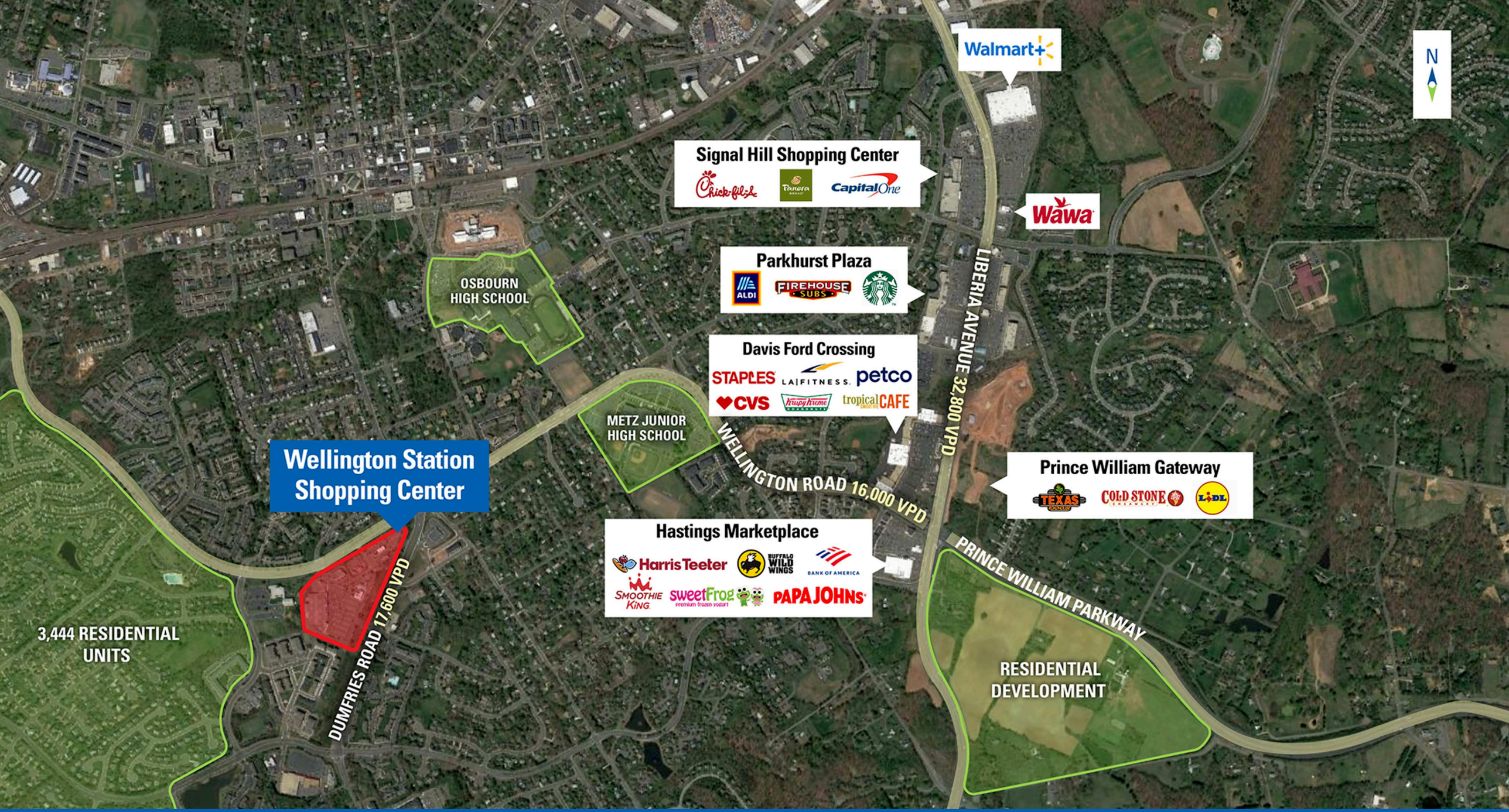


2026 Demographics

	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

Giant, Burger King, Truist, KFC, Taco Bell, Pizza Hut, Subway



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Site Plan

1,200 - 3,710 SF 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

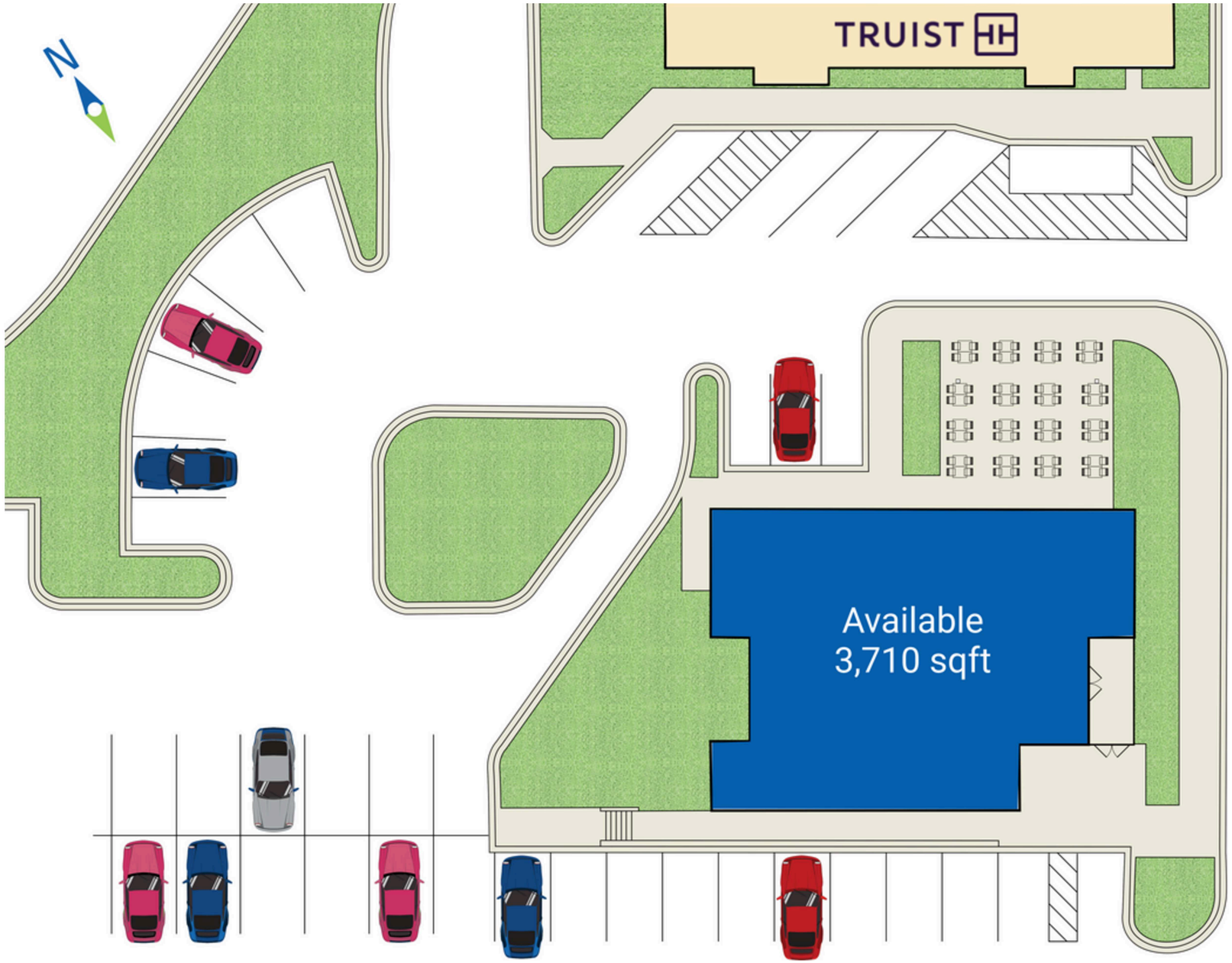
Space #	Sq. Ft.	Tenant
7	3,236	Velocity Wings
8A	4,731	Express Care
8B	1,249	Poodle Doodle
9	1,200	Available
10	1,547	Panda Cafe
11	1,507	DVM Veterinary Clinic

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

Pad Site Opportunity

3,710 SF available

Space #	Sq. Ft.	Tenant
1	3,710	Available
2	3,000	TRUIST



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