

WELLINGTON STATION

MANASSAS, VA

1,200 - 1,600 SF AVAILABLE



RAPPAPORT



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The Giant at Wellington Station is the best performing grocer in the Manassas market; surrounded by a growing stock of single-family and multi-family homes. Great opportunities with excellent visibility at three end-cap locations with great access from Dumfries Rd (RT 234) and Wellington Rd. With several visitors per day, there are many nationally recognized co-tenants including PNC, BB&T, Subway and Hair Cuttery.



DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	20,307	73,154	150,034
 DAYTIME POPULATION	4,182	32,082	60,350
 HOUSEHOLD INCOME	\$97,202	\$103,991	\$150,034
 TRAFFIC COUNTS	17,000 on Dumfries Road		

CO-TENANTS



SITE PLAN

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WELLINGTON STATION | 10100 DUMFRIES ROAD, MANASSAS, VA

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