



**WELLINGTON STATION** |  
**Manassas, VA**



# Manassas, VA

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## 2024 Demographics

|                           | 1 mi.                   | 3 mi.     | 5 mi.     |
|---------------------------|-------------------------|-----------|-----------|
| <b>Population</b>         | 20,307                  | 73,154    | 150,034   |
| <b>Daytime Population</b> | 4,182                   | 32,082    | 60,350    |
| <b>Household Income</b>   | \$97,202                | \$103,991 | \$150,034 |
| <b>Traffic Counts</b>     | 17,000 on Dumfries Road |           |           |

## Co-Tenants

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## Co-Tenants

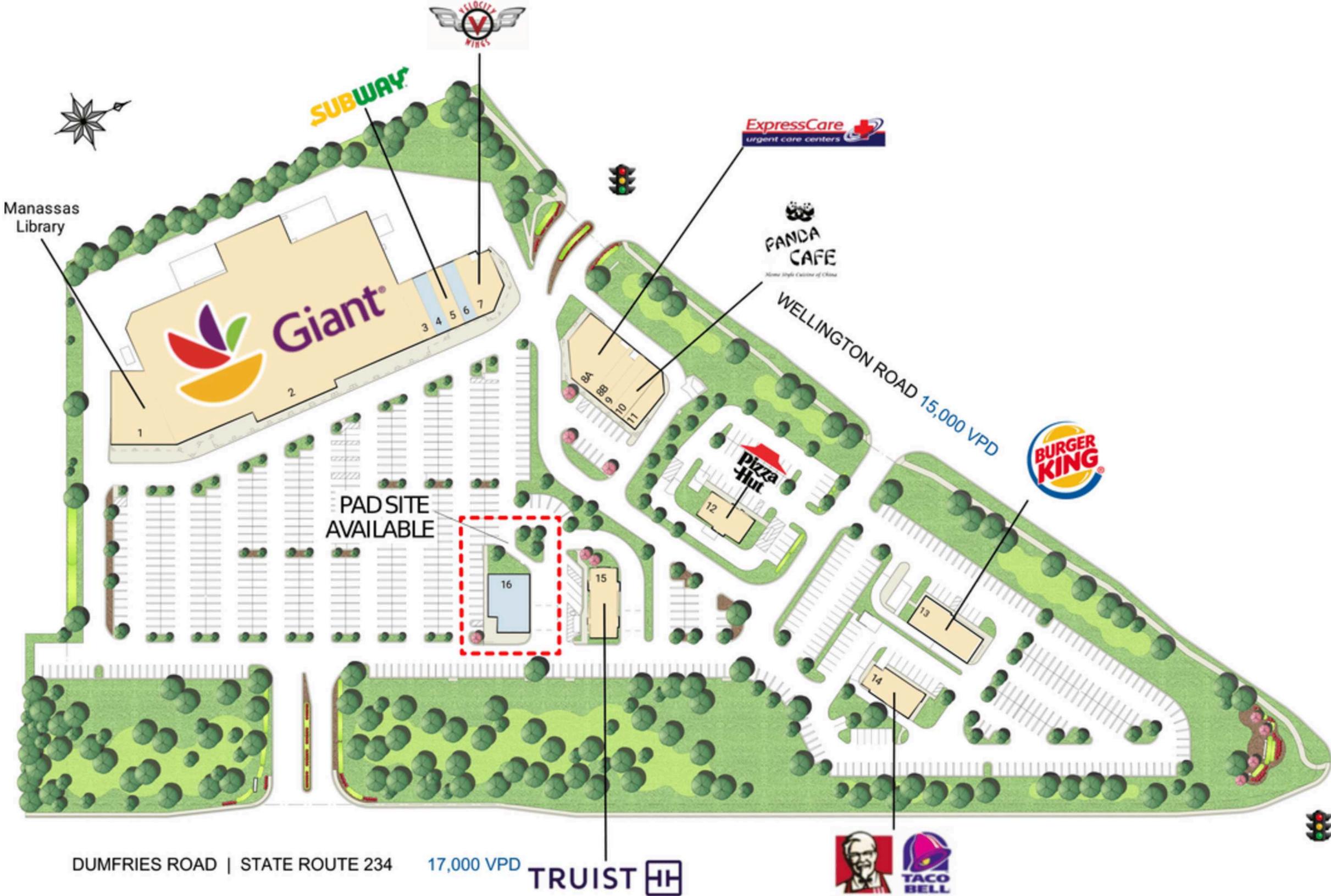


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## The Area

# Site Plan

● Space Available



# Tenant List

|   |           |                       |
|---|-----------|-----------------------|
| 1 | 6,036 SF  | Manassas Library      |
| 2 | 67,282 SF | Giant                 |
| 3 | 1,600 SF  | ManiLuxe Nail and Spa |
| 4 | 1,600 SF  | Available             |
| 5 | 1,600 SF  | Subway                |
| 6 | 1,467 SF  | Available             |

|    |          |                |
|----|----------|----------------|
| 7  | 3,236 SF | Velocity Wings |
| 8A | 4,731 SF | Express Care   |
| 8B | 1,249 SF | Poodle Doodle  |
| 9  | 1,200 SF | Available      |
| 10 | 1,547 SF | Panda Cafe     |
| 11 | 1,507 SF | Available      |

|    |          |               |
|----|----------|---------------|
| 12 | 2,280 SF | Pizza Hut     |
| 13 | 5,600 SF | Burger King   |
| 14 | 2,800 SF | KFC/Taco Bell |
| 15 | 3,000 SF | BB&T          |
| 16 | 3,710 SF | PNC Bank      |

# The Property

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