

# WELLINGTON STATION

Manassas, VA

1,200 - 1,600 SF available

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CULTIVATING PLACES

# Manassas, VA

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.

## 2025 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





# Site Plan

1,200 - 1,600 SF available

● Space Available



# Tenant List

Space #	Sq. Ft.	Tenant
1	6,036 SF	Manassas Library
2	67,282 SF	Giant
3	1,600 SF	ManiLuxx Nail and Spa
4	1,600 SF	Available
5	1,600 SF	Subway
6	1,467 SF	Available

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
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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