

- RESTAURANT SITE AVAILABLE
- PAD SITE AVAILABLE

WELLINGTON STATION

Manassas, Virginia

1,600 SF - 6,036 SF AVAILABLE



POPULATION
72,712



AVG HH INCOME
\$101,490



DAYTIME POPULATION
37,127





WELLINGTON STATION

FACTS-AT-A-GLANCE

- Giant at Wellington Station is the best performing grocer in the Manassas market
- Opportunities that feature excellent visibility and three end-cap locations
- Surrounded by a growing stock of single-family and multifamily homes
- Nationally recognized co-tenants including Giant, PNC Bank, BB&T, Subway and Hair Cuttery
- Parallel orientation to Dumfries Road (RT 234) with excellent access from both Wellington Road (15k VPD) and Dumfries Road (17k VPD)

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DEMOGRAPHICS (2016)	1 MILE	3 MILES	5 MILES
POPULATION	19,914	72,712	144,347
AVG HH INCOME	\$95,302	\$101,490	\$104,752
EMPLOYEES	11,257	37,127	67,651



17k VPD
Dumfries Rd

Proposed Restaurant Space



RAPPAPORT

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MANASSAS SHOPPING CENTER



OSBOURN PARK HIGH SCHOOL
2,800 STUDENTS

LIBERIA AVE

PENNINGTON TRADITIONAL SCHOOL
637 STUDENTS

SIGNAL HILL SHOPPING CENTER



OSBOURN HIGH SCHOOL
2,083 STUDENTS

PARKHURST PLAZA



JENNIE DEAN ELEMENTARY
683 STUDENTS

DUMRIES RD

WELLINGTON RD

METZ MIDDLE SCHOOL
1,000 STUDENTS

14,000 VPD

17,000 VPD

WELLINGTON STATION SHOPPING CENTER



DAVIS FORD CROSSING



HASTINGS MARKETPLACE





Space	Sq. Ft.	Tenant Name
10	6,036	Available (may be divided)
20	67,282	Giant Food
30	1,600	Available
40	1,600	Available
50	1,600	Subway
60	4,733	Available
80	6,000	Available (may be divided)
90	1,200	Hair Cuttery
100	1,547	Panda Cafe
110	1,507	Wellington Dental Associates
120	2,280	Pizza Hut
130	5,600	Burger King
140	2,800	KFC/Taco Bell
150	3,000	BB&T
160	3,710	PNC Bank
Total	110,417	

WELLINGTON ROAD 14,000 VPD

DUMFRIES ROAD 17,000 VPD

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