



BUSINESS SPOTLIGHT

Benny's Pizza Coming to Downtown Manassas

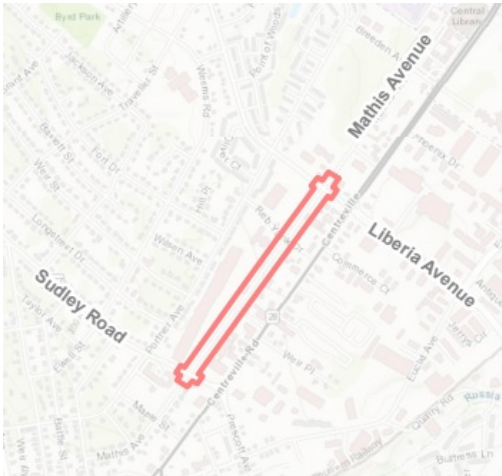
Benny's Pizza will soon be serving their famous "Virginia Slice" in Downtown Manassas. The pizza chain famous for their gigantic 28" pizza pies will open at 9209 Center Street later this year.



The first Benny's opened in 2011 at Virginia Tech and the chain has since entrenched itself as a fan favorite in college towns and downtowns across Virginia. "Downtown Manassas has a great atmosphere and a lot going on. It's the perfect place for us to open a new location. We can't wait to start serving up delicious slices later this year!" says owner Kyle Kerivan.

Benny's Manassas location, to be known as [Benny Capolago's](#), will fill a vacant corner storefront next to Harris Pavilion. While their initial focus is on installing the commercial kitchen and interior renovations, Benny's also has plans for an outdoor mural and open-air seating area in the future.

PARTNER SPOTLIGHT



Mathis Avenue Streetscape Improvement Project

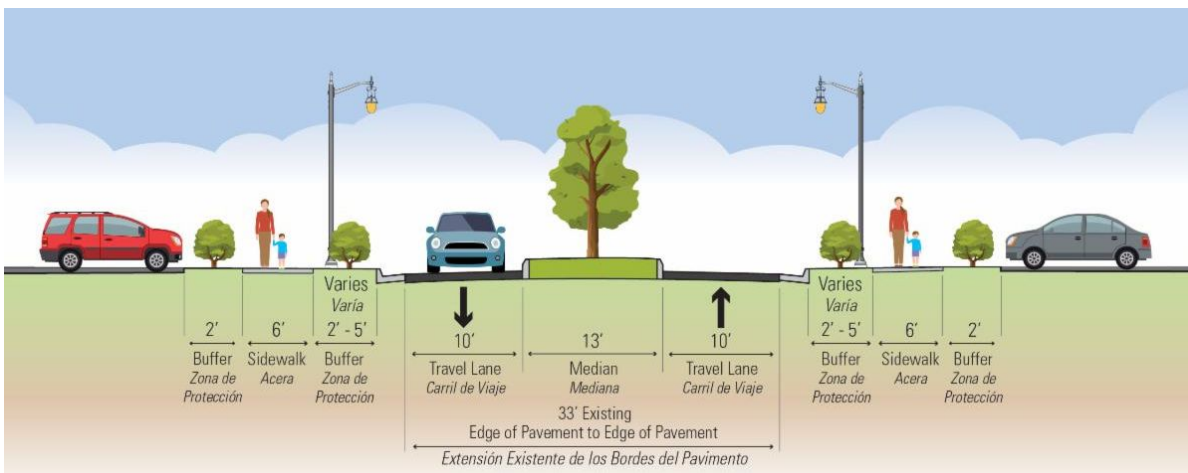
Mathis Avenue is set to become the next focus of the City’s strategic efforts to revitalize its commercial corridors.

Starting this month, the City will kick off the public engagement process for the [Mathis Avenue Capital Improvement project](#) that will bring major streetscape and pedestrian improvements to the corridor. Although still in early design, the City envisions replacing

the center turn lane with a landscaped median, consolidating entrances to the various commercial parcels, creating larger sidewalks and vegetative buffers, and installing decorative hardware like light poles and benches.

These improvements will increase pedestrian connectivity and improve the appearance of a commercial corridor in need of beautification. A more appealing, safe Mathis Avenue will also increase the appeal of the area to businesses and private investment – a key to the eventual redevelopment of this area to its highest and best use.

For more information on the project and public meetings beginning February 23rd, visit the [project website here](#).



PROPERTY SPOTLIGHT

Freestanding Retail at Wellington Station

Join established tenants like Giant Food, Truist Bank, [Manassas City Library](#), and others at Wellington Station. The neighborhood shopping center is centrally located in the City with over 30,000 combined vehicle trips per day passing by on Dumfries (Rt. 234) and Wellington Road with ample parking, excellent vehicular access, and great neighborhood visibility.

The neighborhood shopping center’s largest available space is a 3,710 square foot

freestanding building along the entrance from Dumfries Road. Currently built for medical office use, the standalone building would also be an excellent client-facing office, restaurant, retail, or even redevelopable pad site.

For more information on leasing opportunities at Wellington Station, see the [Rappaport website here](#).



[View Flyer](#)

Who We Are

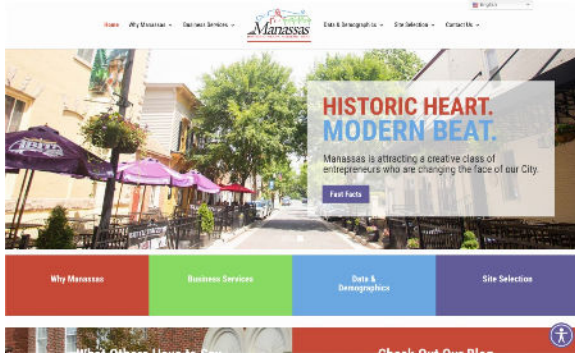
Here at the Department of Economic Development, our team is driven by a commitment to help businesses like yours thrive and grow. Please consider us as your personal concierge for any business-related needs. From permitting and licensing assistance, to access to capital or finding solutions to workforce demands, we are here for you.



We understand that location is one of the most significant factors in whether a business succeeds and we thank you for choosing Manassas.

We also encourage your feedback. Please share ideas and information directly with us about anything that would be helpful to our local businesses. Also, don't forget to follow us on [Facebook](#), [Instagram](#), and [LinkedIn](#) for updates on Manassas happenings.

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