

# 17360 Dumfries Rd

Dumfries, VA 22026



## OFFERING SUMMARY

Available SF:	1,250-2,500 SF
Lease Rate:	\$29.00 - 34.50 SF/YR (NNN)
Lot Size:	1.26 Acres
Year Built:	1990
Building Size:	apx. 6,000 SF
Zoning:	B-1

## PROPERTY OVERVIEW

For Sale or Lease -- Retail property in a high volume location. Great visibility on Rt. 234 / Dumfries Road - right off I-95; Rt.1 approx. 100 yards away. Opportunity to occupy and own the retail center

## PROPERTY HIGHLIGHTS

- For Sale or Lease high visibility retail center- Traffic counts exceeds 30,000
- For Lease - End cap suite with 7-Eleven and nail salon as cotenants
- Over 39,000 households in 5 mile radius with average income over \$95,000
- Lots of parking, 83 spaces (13.5/1000 parking ratio)
- Low CAM fee - was approx. \$4.50/SF/YR in 2020
- Next to McDonalds and Taco Bell
- Quantico Marine Base nearby
- Across from commuter parking lot
- B-1 allows many uses: Retail, Restaurants, Fitness, Medical, Office and other

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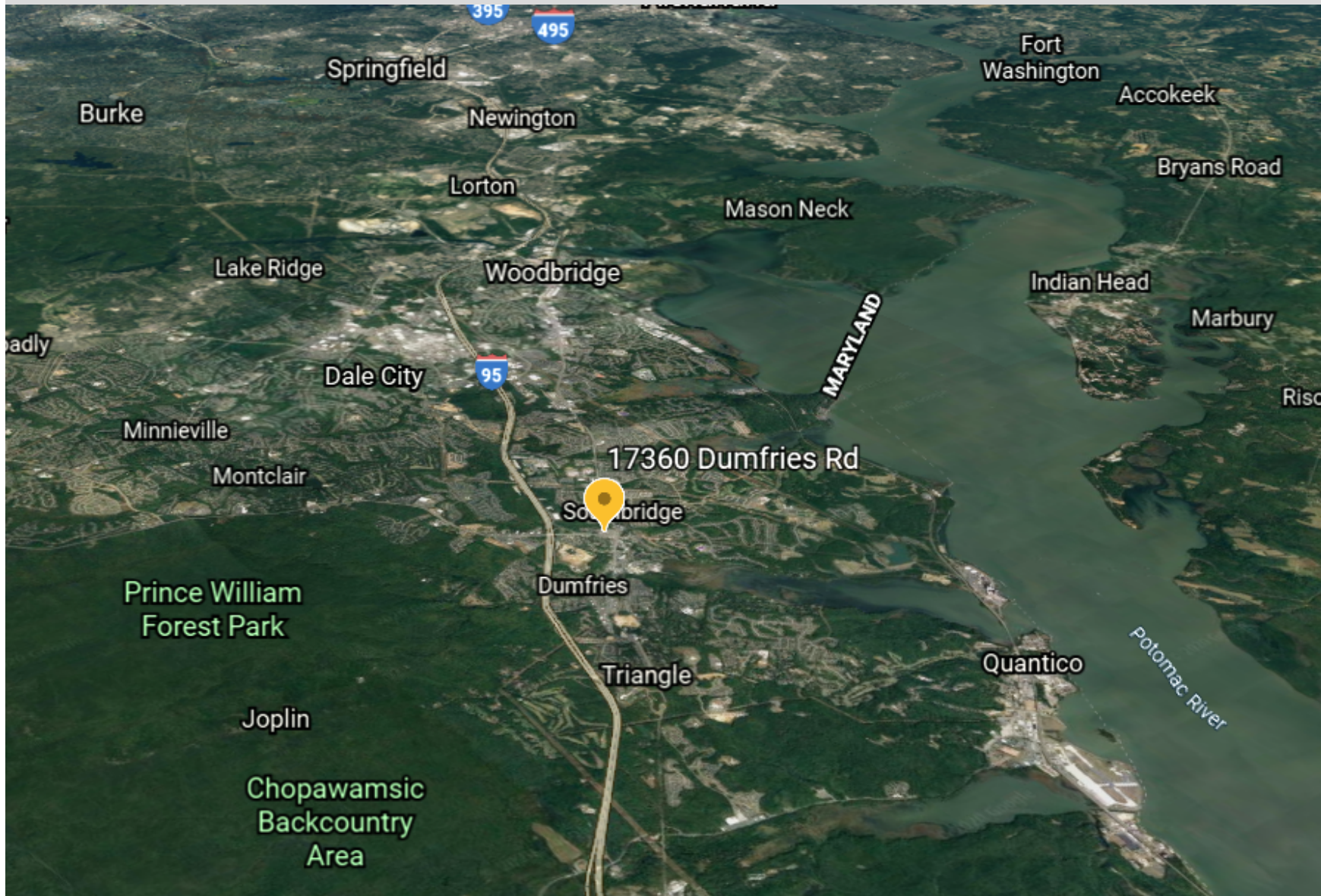
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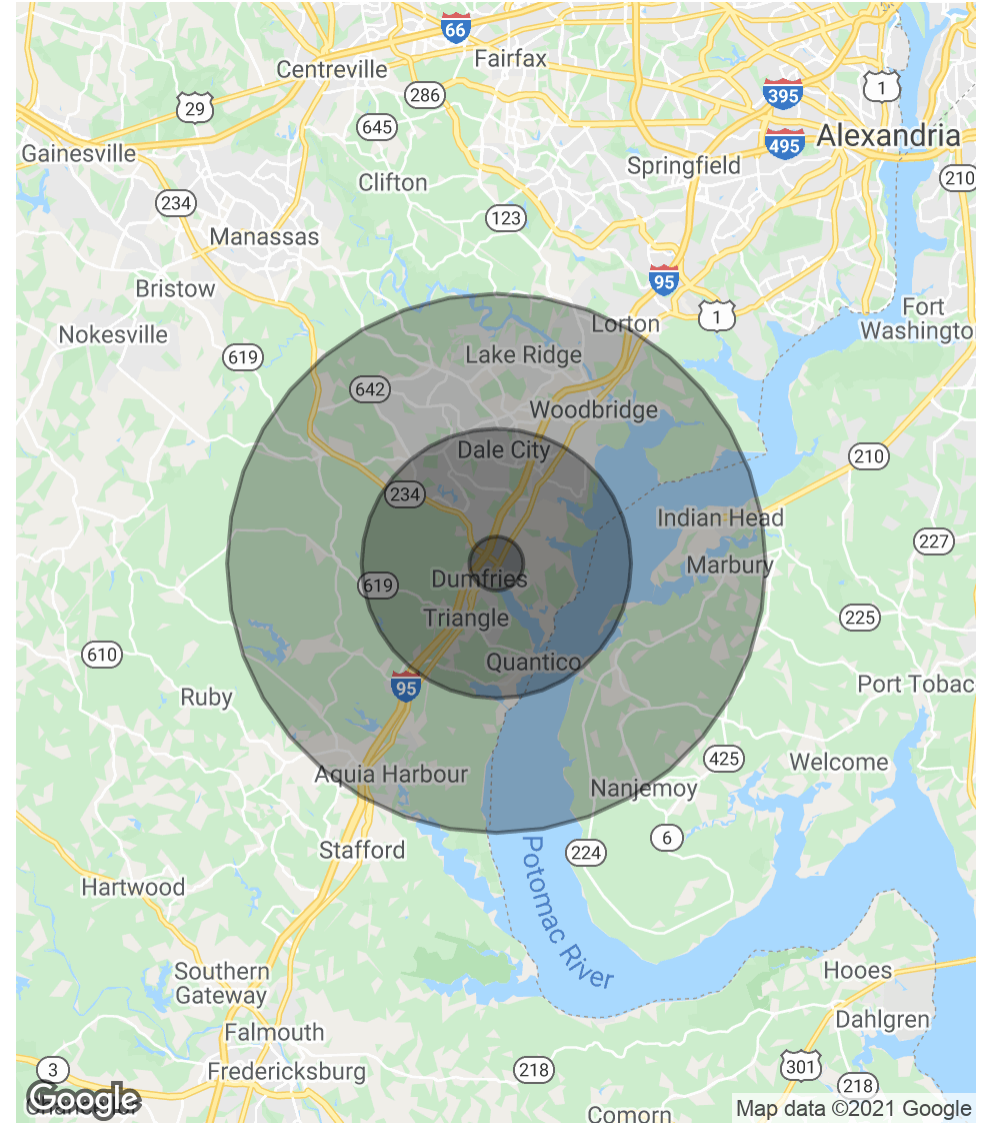
**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,862	121,408	322,777
Average age	29.9	31.5	33.3
Average age (Male)	28.7	30.8	32.9
Average age (Female)	30.3	32.0	33.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	2,359	39,139	106,245
# of persons per HH	2.9	3.1	3.0
Average HH income	\$75,489	\$95,411	\$101,373
Average house value	\$298,223	\$365,861	\$380,352

\* Demographic data derived from 2010 US Census



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