

FORTUNA CENTER PLAZA

4100-4380 Fortuna Center Plaza, Dumfries, VA 22310
Prince William County



RETAIL FOR LEASE

JOIN:  **SHOPPERS**
Food & Pharmacy

 **TARGET**

 Panera
BREAD

 Starbucks

**America's Best
WINGS**

ME Massage Envy

FIVE GUYS
BURGERS and FRIES

The UPS Store 

hair cutters

ABC PIVOT
PHYSICAL THERAPY

- FULLY LEASED.
- Anchored by Target and Shoppers.
- 49,000 cars per day on Dumfries Rd.

AVAILABLE SPACE

SIZE	RATE	CONDITION	EST. NNN
FULLY LEASED	N/A	N/A	\$6.82 PSF

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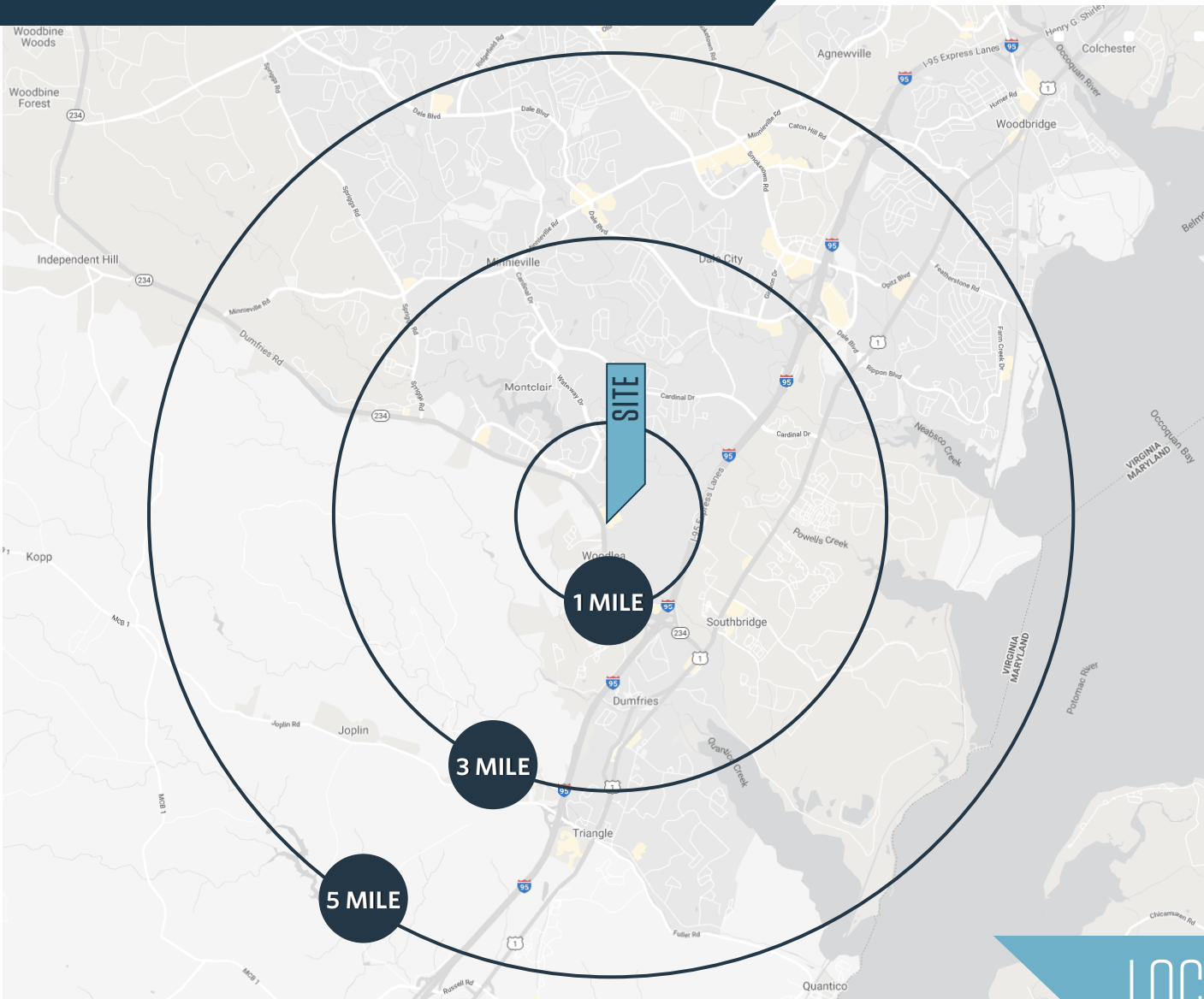
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klnb

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DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
7,214	84,470	177,717
Daytime Population		
1,267	12,092	43,222
Households		
2,784	27,233	56,509
Average HH Income		
\$151,353	\$129,365	\$125,431
Median HH Income		
\$120,266	\$102,831	\$100,926

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Dumfries Road	49,000 ADT
I-95	170,000 ADT

LOCATION & DEMOGRAPHICS

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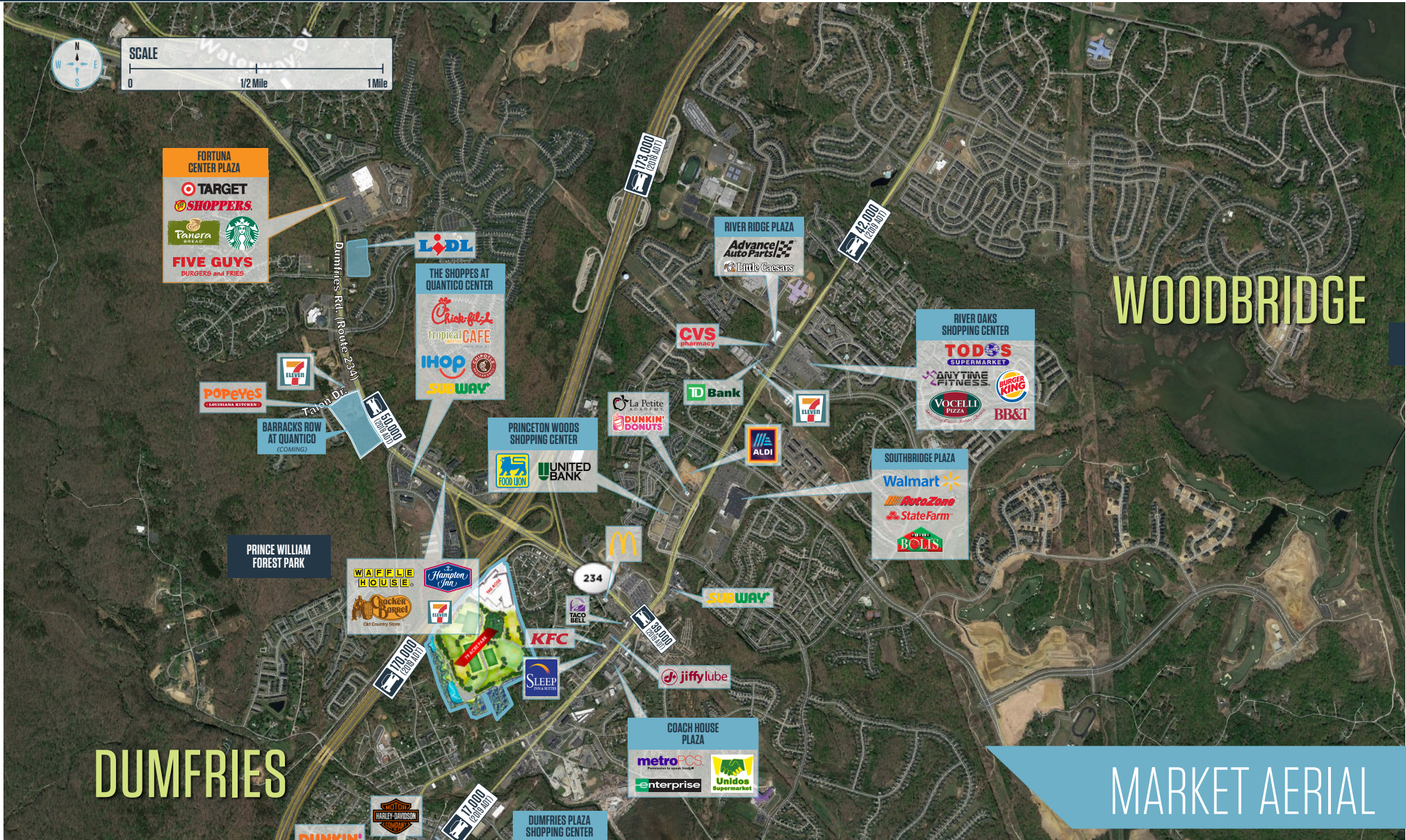
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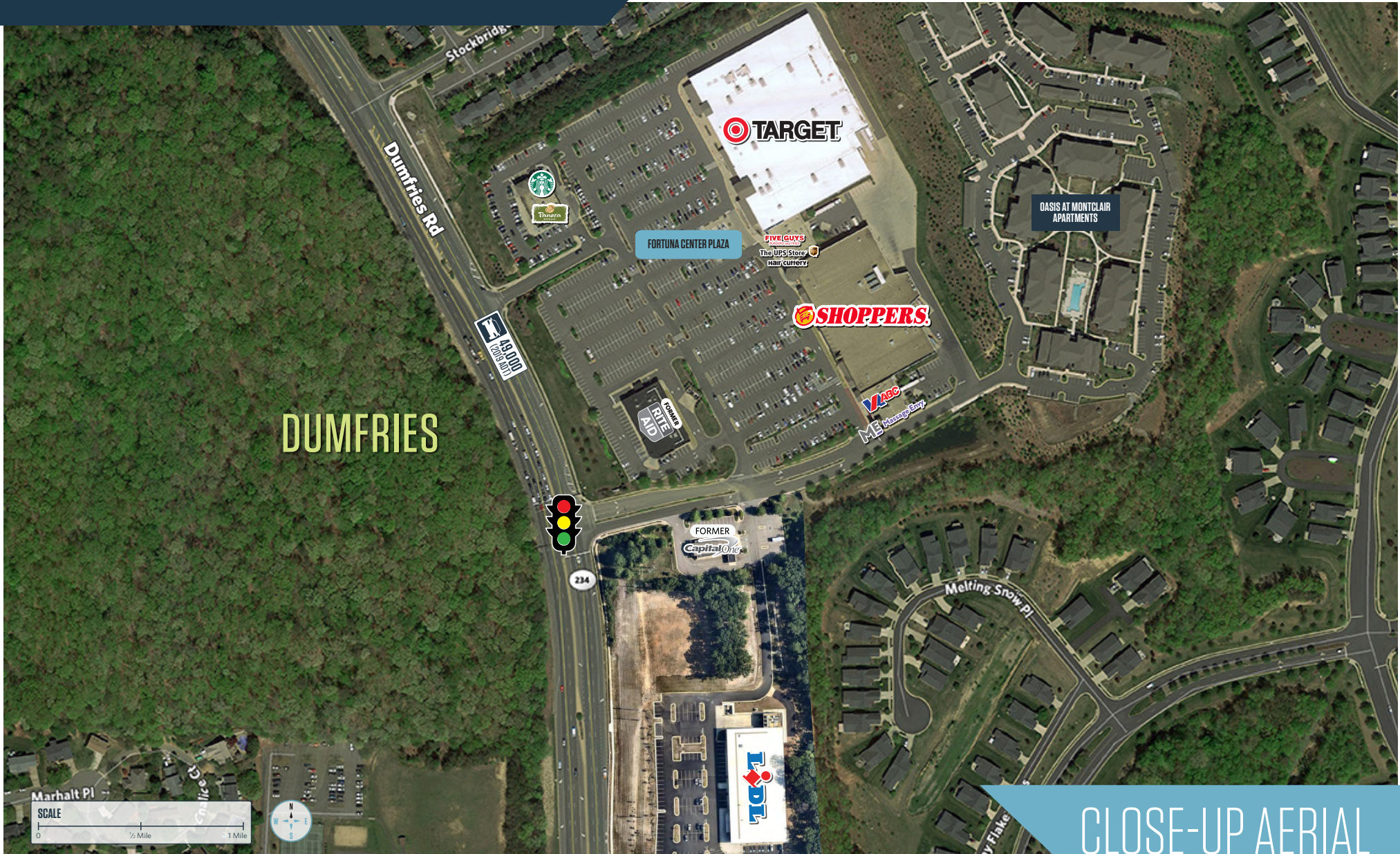
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CLOSE-UP AERIAL

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ACCESS TO/FROM
RESIDENTIAL

AVAILABLE SPACE

SIZE	RATE	CONDITION	EST. NNN
FULLY LEASED	N/A	N/A	\$6.82 PSF

49,000
(2019 ADT)

DUMFRIES RD (RT 234)

SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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