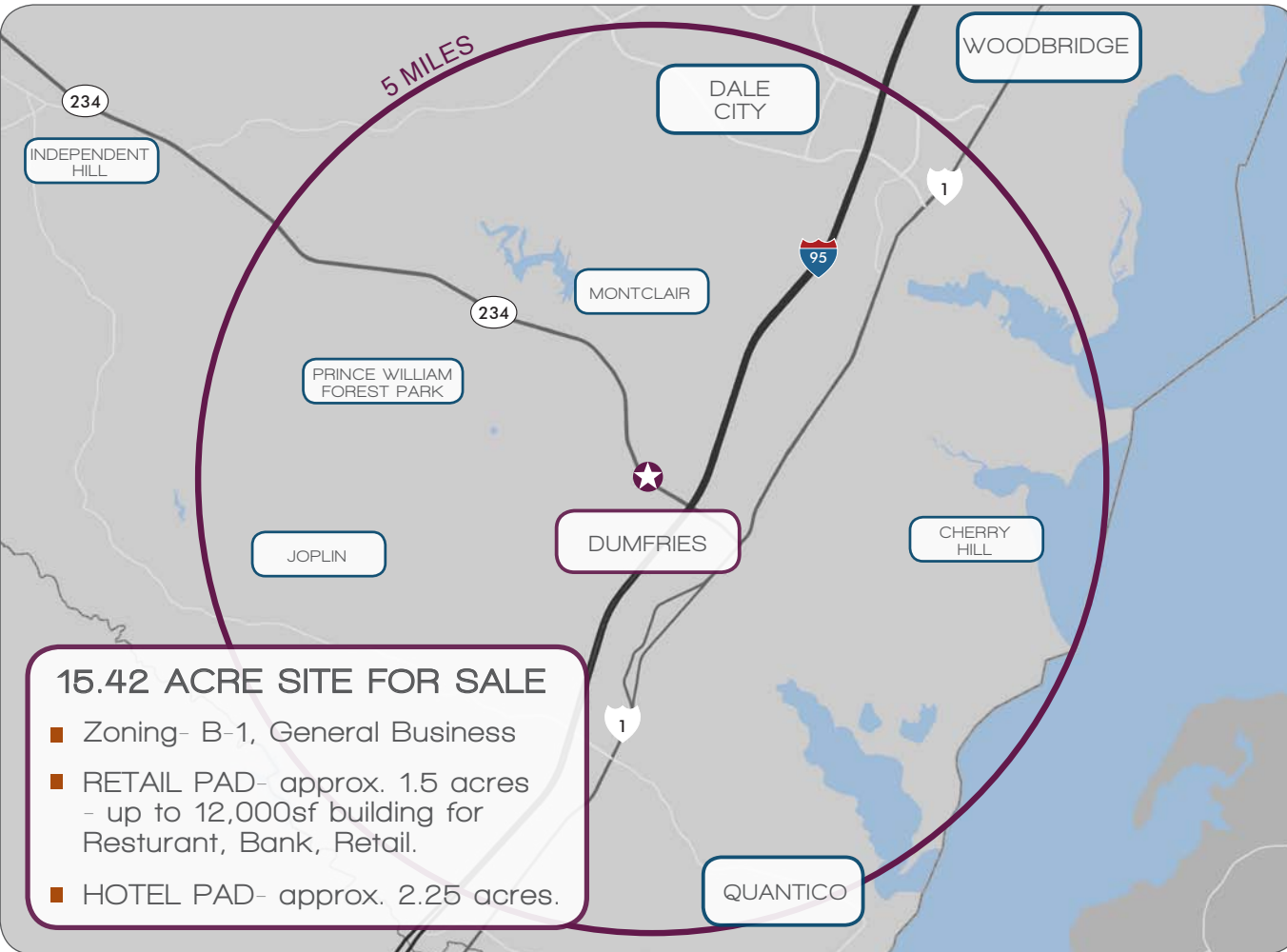


# DUMFRIES MARKETPLACE

Dumfries Rd & Van Buren Rd |  
DUMFRIES, VA

**streetsense.**

4600 east west highway, suite 800, Bethesda, MD 20814



## 15.42 ACRE SITE FOR SALE

- Zoning- B-1, General Business
- RETAIL PAD- approx. 1.5 acres  
- up to 12,000sf building for Restaurant, Bank, Retail.
- HOTEL PAD- approx. 2.25 acres.

## MARKET SUMMARY

Located ¼ mile West of I-95, exit 152, just 5 miles south of Potomac Mills, Dumfries Marketplace is situated on 14.5 acres at the signalized intersection of Dumfries Road (Rt. 234) and Van Buren Road. In total, the project will encompass approximately 26,600sf of retail space with two 1.5+ acre pad sites. This section of Dumfries Road is dedicated by Prince William County as a Highway Corridor Overlay District (HCOD) which defines the intersection at Van Buren Road as the link between urban and suburban arterials. The area is home to many established communities and new housing developments and trades to a multitude of travelers, with 5 hotels in the immediate area, and to the nearby Quantico Marine Corps Base, comprised of more than 6,700 military personnel, 6,900 civilians, and 2,500 family members.

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,182	47,789	130,477
HOUSEHOLDS	1,245	15,525	38,126
AVG HH INCOME	\$72,137	\$70,609	\$71,296

JOIN |



**FIVE GUYS**  
BURGERS and FRIES



**Econo Lodge**

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# SITE AERIALS

**FORTUNA CENTER PLAZA**

**DUMFRIES MARKETPLACE**

**SHOPPES AT QUANTICO CENTER**

**DUMFRIES MARKETPLACE**

**SHOPPES AT QUANTICO CENTER**



SITE PLAN

SHOPPES AT QUANTICO CENTER



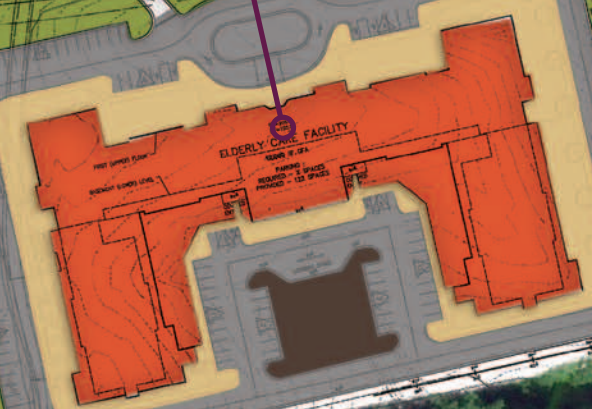
35,000 VPD

DUMFRIES RD

234

VAN BUREN ROAD

PRINCE WILLIAM ASSISTED LIVING



12,000 SF RETAIL PAD (APPROX. 1.5 ACRES)



HOTEL PAD (APPROX. 2.5 ACRES)

