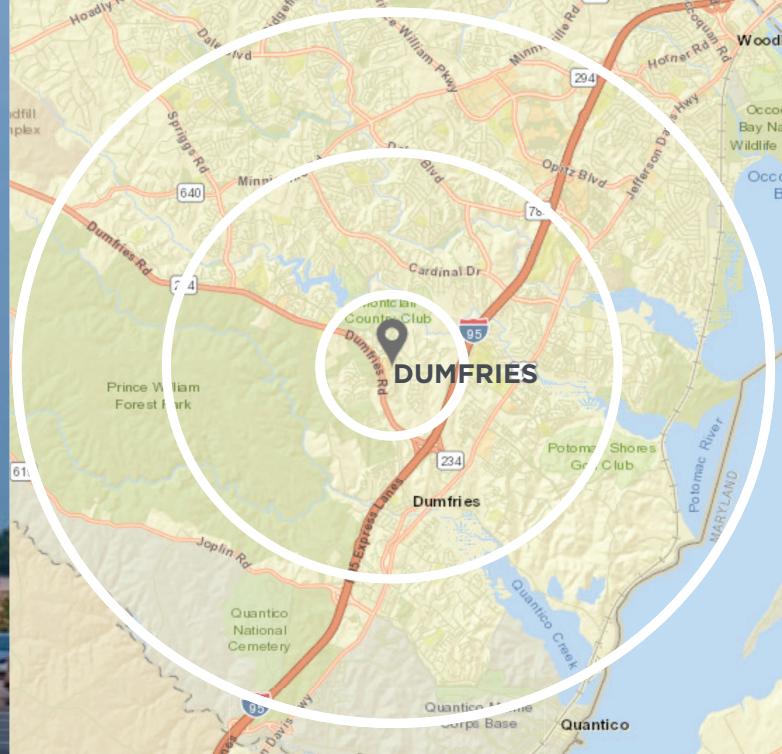




RETAIL SPACE FOR LEASE

# FORTUNA CENTER PLAZA

4100-4380 FORTUNA CENTER PLAZA  
DUMFRIES, VIRGINIA 22310



JOIN  
RETAILERS:



**FIVE GUYS**  
BURGERS and FRIES



### PROPERTY HIGHLIGHTS

- ▶ 1.76 acre, former Rite Aid, pad site available for lease
- ▶ 104,694 SF power center in Prince William County
- ▶ Unparalleled visibility and access from Route 234 (Dumfries Rd)
- ▶ Over 46,000 cars passing the site daily

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION:	7,049	80,548	175,869
AVERAGE HH INC:	\$162,249	\$141,262	\$137,958
# OF EMPLOYEES:	1,362	12,569	45,036



CONTACT |

Evan Albert  
Michael Stoltz

O 443.204.7321  
O 410.308.6384

E [evan@mfirealty.com](mailto:evan@mfirealty.com)  
E [mstoltz@mfirealty.com](mailto:mstoltz@mfirealty.com)

RESIDENTIAL

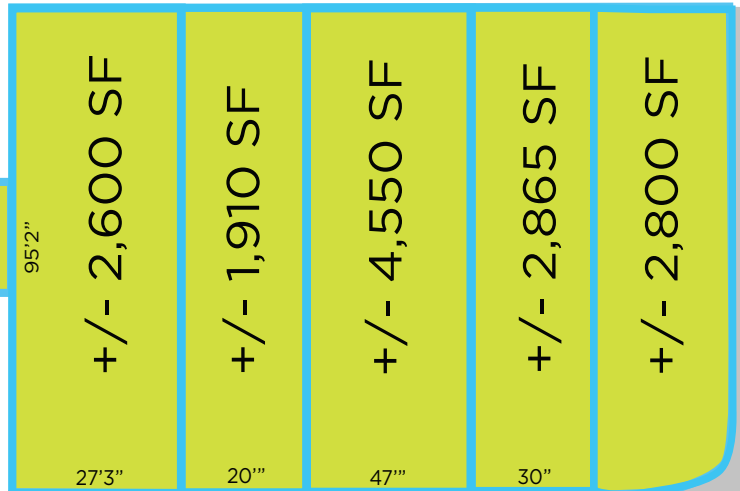
**PROPOSED**

**TARGET**

**SHOPPERS**

FIVE GUYS  
 The UPS Store  
 PILOT

CLEANERS  
 M/AGC  
 ME Massage Envy



**1.76 ACRE  
 PAD SITE  
 AVAILABLE**

FORTUNA CTR PLZ

**LIDL**

DUMFRIES ROAD (RT 234) 46,000 ADT

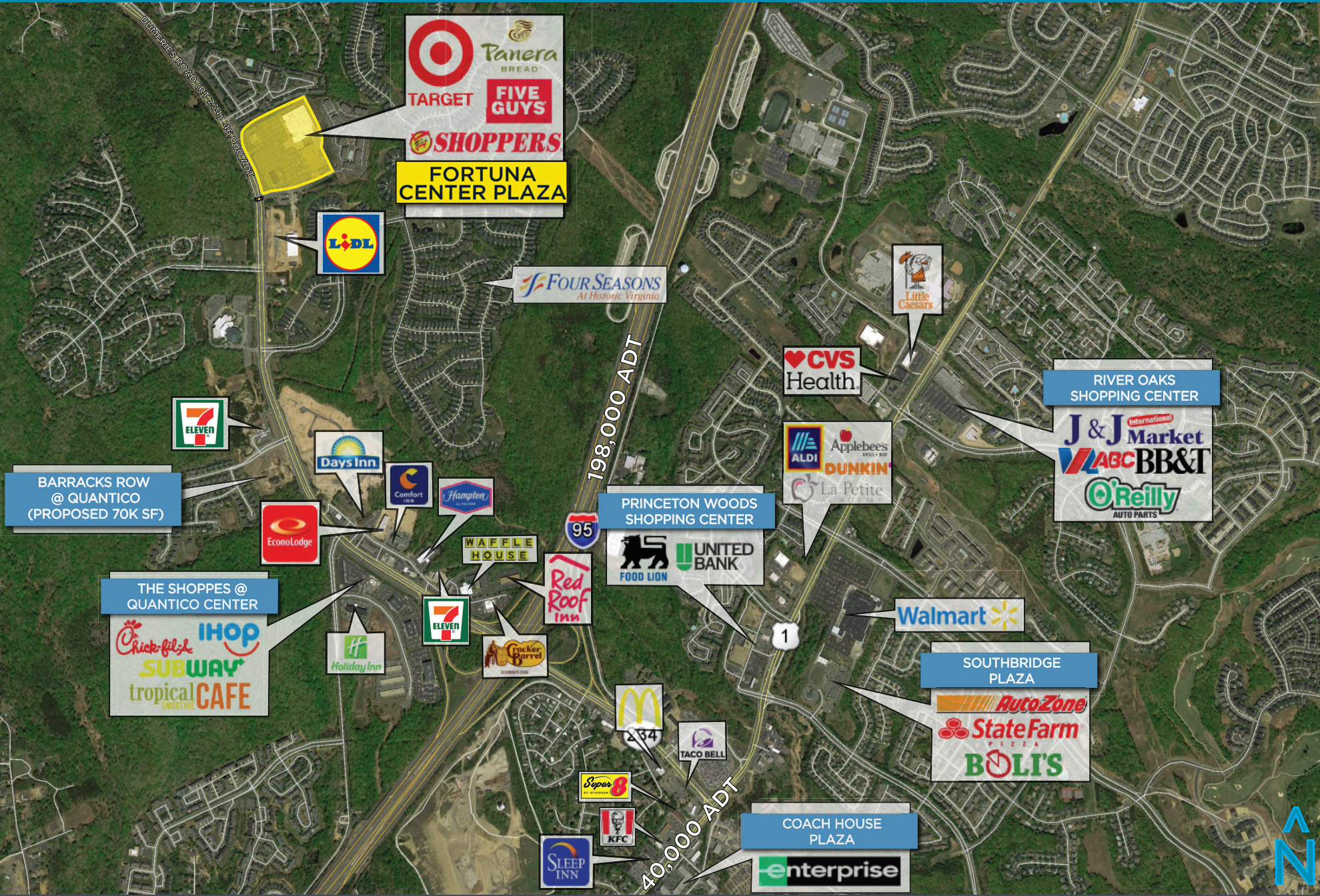
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