



PRIME END CAP FOR LEASE WITH 13.5/1000 PARKING RATIO

**APPROX. ½ MILE OFF I-95
ADJACENT TO MCDONALDS AND TACO BELL**

17360 DUMFRIES RD, DUMFRIES, VA 22026



17360 DUMFRIES RD

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Retail property in a high volume location. Fabulous End cap suite approx. 2,500 sf with 56 feet of frontage. Great visibility on Rt. 234 / Dumfries Road - about 1/2 mile from I-95; Rt.1 approx. 100 yards away

PROPERTY HIGHLIGHTS

- Fabulous End cap suite approx. 2,500 sf with 56 feet of frontage; Pizza Hut and nail salon are 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)
- Traffic counts exceeds 30,000
- Low CAM fee - was approx. \$4.50/SF/YR in 2025
- Next to McDonalds and Taco Bell; nearby Quantico Marine Base Around the corner from Rose's Casino
- B-1 allows many uses: Retail, Restaurants, Fitness, Medical, Office and

OFFERING SUMMARY

Lease Rate:	Negotiable
Endcap Space Available:	~ 2,500 SF
Lot Size:	1.26 Acres
Zoning:	B-1 (Town of Dumfries)
Building Size:	6,184 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,152	21,440	46,347
Total Population	13,195	67,820	146,928
Average HH Income	\$122,050	\$147,870	\$141,628

DUMFRIES, VA 22026

17360 DUMFRIES RD

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 3

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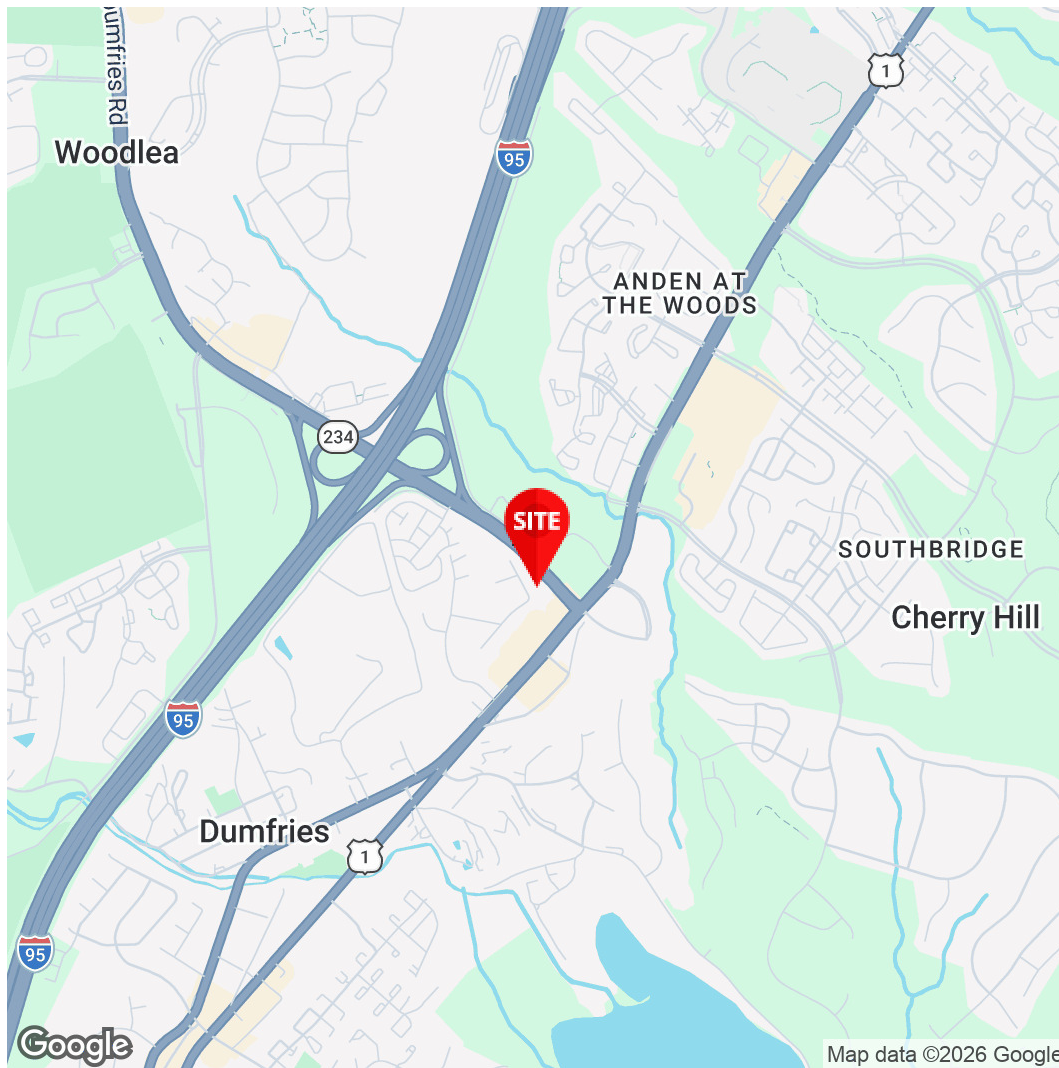
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MARKET AERIAL





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