



RENAUD
CONSULTING
 COMMERCIAL REAL ESTATE

Princeton Woods

17100 Jefferson Davis Highway, Dumfries, VA 22026

Space Available for Lease



Quick Facts

PROJECT SIZE

47,932± SF

AVAILABILITY

2,000 SF

DEMOGRAPHICS

| | POPULATION | AVG. INCOME |
|--------|------------|-------------|
| 1 mile | 13,722 | \$136,101 |
| 3 mile | 78,018 | \$159,222 |
| 5 mile | 160,297 | \$151,291 |

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The center is well-situated on Route 1 across the street from Walmart, and is surrounded by many new residential homes (Potomac Shines). Food Lion has invested \$1 million in renovating its store. Traffic on Route 1 approximately 44,000 VPD.

JOIN THESE RETAILERS:



[Click For Street View](#)



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Leasing Plan

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Tenants

| | | |
|-------|-------------------------|---------|
| 1 | Exxon | 1.02 AC |
| 2 | Food Lion | 33,000 |
| 3.001 | Lux Laundromat | 4,800 |
| 3.002 | Classy Nails | 1,200 |
| 3.003 | Available | 2,000 |
| 3.004 | D'Vine Styles | 1,200 |
| 3.005 | China 1 | 1,200 |
| 3.006 | Beauty Town | 4,352 |
| 4 | Starbucks (Coming Soon) | 0.85 AC |
| 5 | United Bank | 1.00 AC |
| 6 | CubeSmart Self Storage | 1.66 AC |
| PAD | Chick-Fil-A | 2.69 AC |



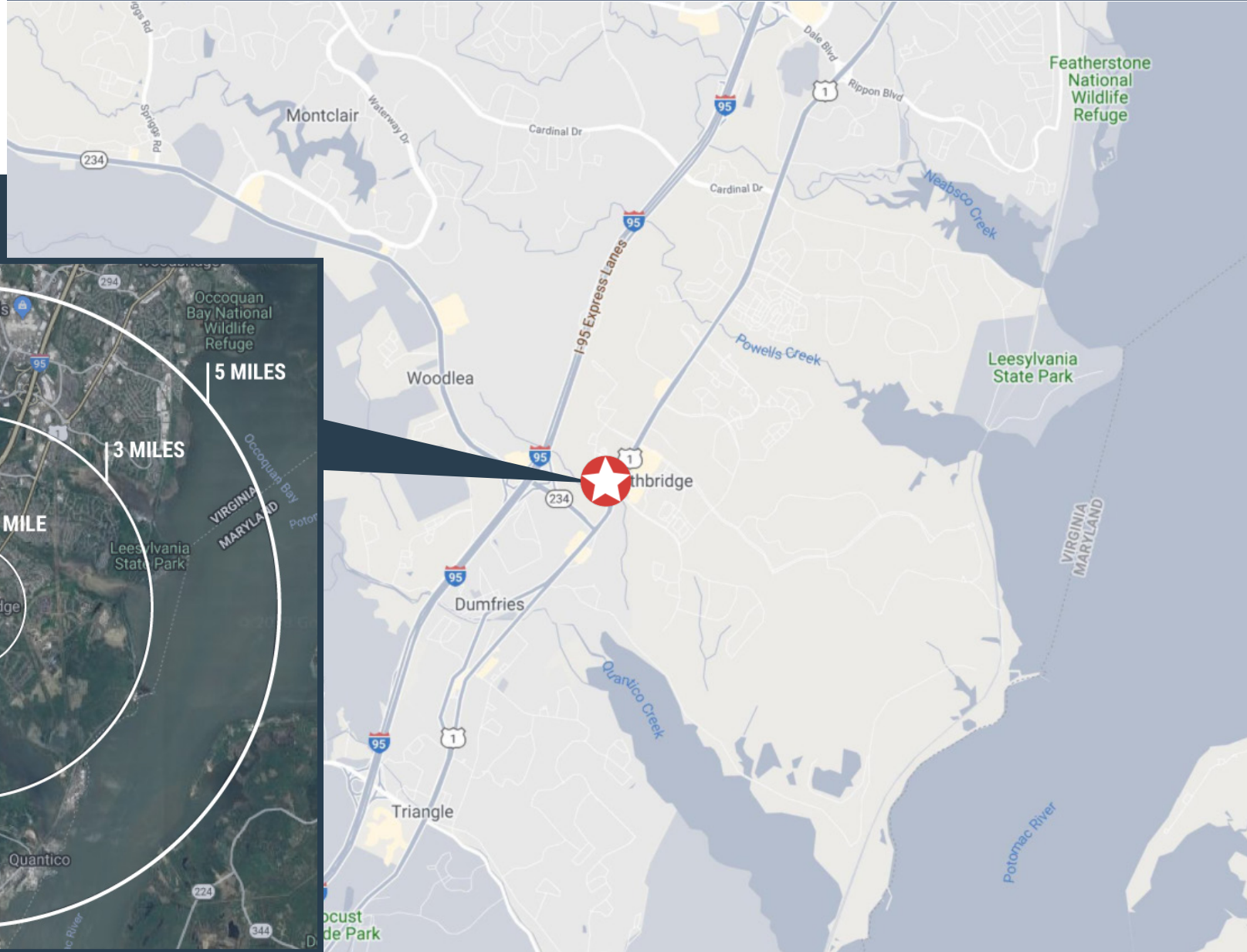
Parcel 3



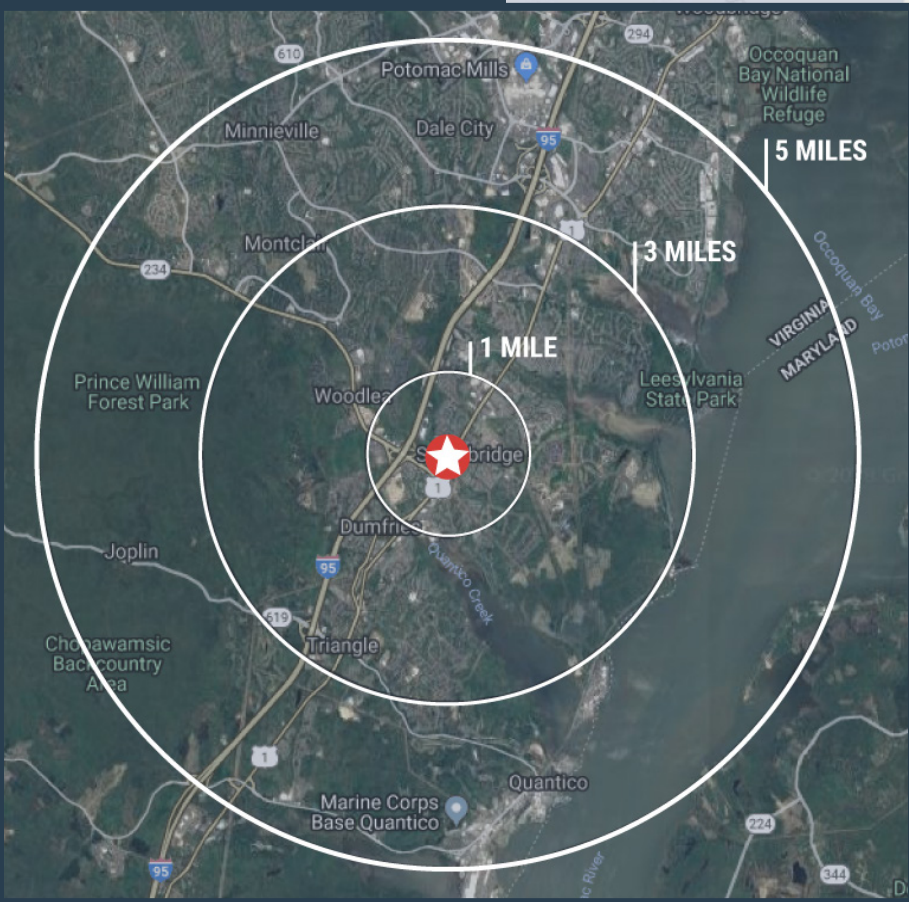


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Location Map



Radius Map





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In The Area

NEARBY RETAILERS

- Walmart
- AutoZone
- O'Reilly
- TD Bank
- IHOP
- Taco Bell
- McDonald's
- KFC
- Nash & Smashed
- Target
- UPS Store
- Panera Bread
- Starbucks
- Five Guys
- Chick-Fil-a
- Orangetheory
- Tropical Smoothie
- ALDI
- CVS Pharmacy

Competitive Map

