

LAKE MONTCLAIR CENTER

5227 WATERWAY DRIVE
DUMFRIES, VA | PRINCE WILLIAM COUNTY



- Food Lion Grocery Anchored Shopping Center
- 4,623 SF - Ability to Demise
- Significant National Co-tenancy
- Heavy Residential Neighborhood

A E R I A L



LAKE MONTCLAIR CENTER

MULTI-TENANT FREESTANDING SPACE



SHOPPING CENTER

Space	Tenant
10	Dairy Queen
20	Tranquil Massage
30	Core Chiropractor
50	Dr. Greg Kassan
60	Yin Fang Chen
70	Montclair Academy
80	All That Jazz
90	All That Jazz
110	Brothers pizza
120	Navy Federal
140	New Hunan
150	Hair Cuttery
160	Dominos
170	Child Day Care
190	Subway
200	Vivian Nail Spa
210	Framing Outlet
220	Martial Arts
230	Centry21 Realty
240	Food Lion
250	Anytime Fitness
260	Dollar Tree
270	Burger King
280	Available



SHOPPING CENTER

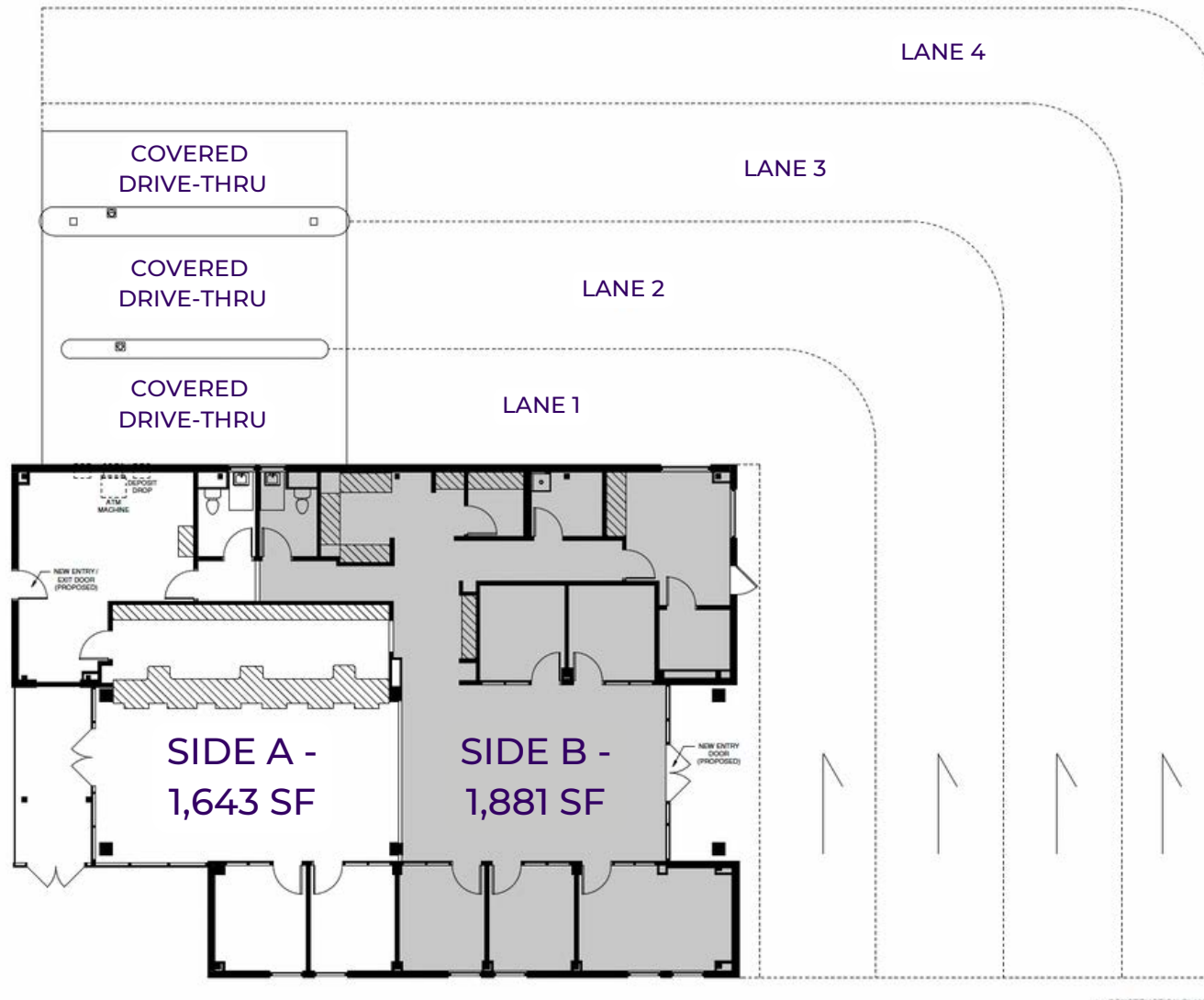


F R E E S T A N D I N G B U I L D I N G

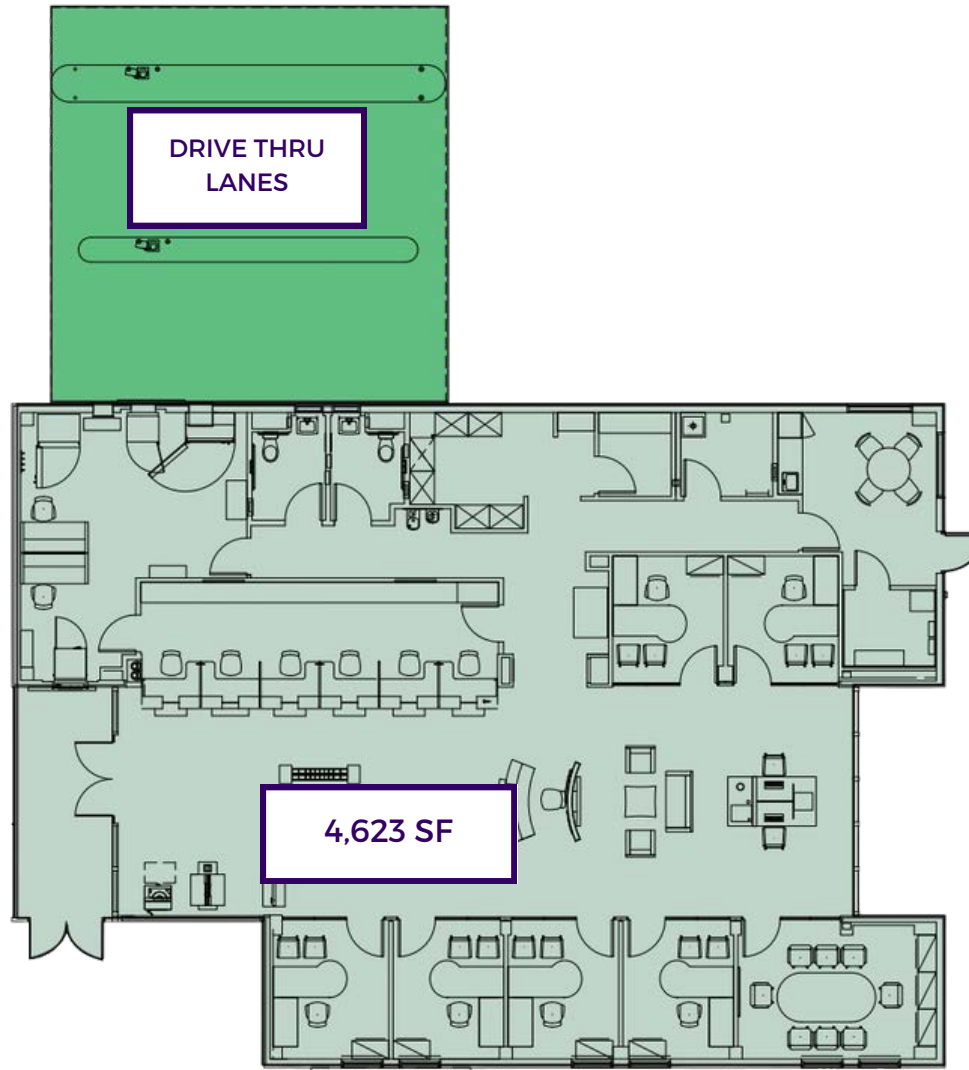
- 4,623 SF space
*Ability to divisible into 1,643 SF & 1,881 SF
- \$45 PSF + \$8.73 PSF NNN Lease
- \$2.5 M Sale
- Immediate Delivery
- Former Bank
- 4 Drive Thru Lanes
*ability to convert to outdoor seating



DEMISING PLAN



CURRENT FLOOR PLAN



DEMOGRAPHICS



Demographics

5227 Waterway Dr, Dumfries, Virginia, 22025

Ring: 5 mile radius

KEY FACTS

186,043

Population



3.2

Average Household Size

35.0

Median Age

\$112,514

Median Household Income

EDUCATION

9%

No High School Diploma



20%

High School Graduate



27%

Some College



43%

Bachelor's/Grad/Prof Degree

BUSINESS



3,982

Total Businesses



46,453

Total Employees

INCOME



\$112,514

Median Household Income



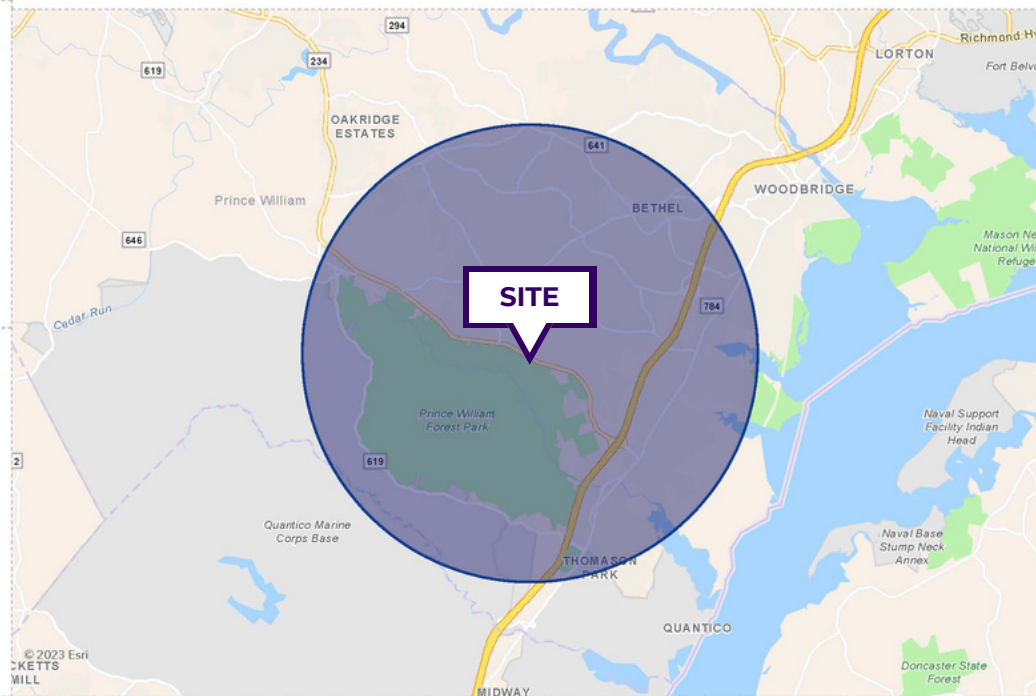
\$46,320

Per Capita Income



\$303,304

Median Net Worth



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WILL

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.