



## Montclair Plaza Shopping Center

4371-4393 Kevin Walker Dr, Dumfries, VA 22025

### Conrad Heer

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# Montclair Plaza Shopping Center

\$25.00 - \$35.00 /SF/YR

Montclair Plaza Shopping Center is a 20,500 sq. ft. shopping center comprised of two retail buildings and a KinderCare. The roof was replaced in 2021, parking lot replaced in 2022 and facade was upgraded in 2022. Montclair Plaza has been well maintained and provides a new appearance....

- Direct exposure and access to Route 234, Dumfries Rd. as well as from Country Club Dr. and Waterway Dr.
- Completely new look. Upgraded facade. New parking lot and roof in 2021
- Convenient to I-95 Exit 152



Rental Rate:	\$25.00 - \$35.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	11
Center Properties:	2
Frontage:	1,000' on Kevin Walker Dr
Gross Leasable Area:	25,400 SF
Walk Score @:	43 (Car-Dependent)
Taxes:	\$0.31 USD/SF/MO
Operating Expenses:	\$0.00 USD/SF/MO
Rental Rate Mo:	\$2.92 /SF/MO

### 1st Floor Ste 4373

Space Available	720 SF
Rental Rate	\$35.00 /SF/YR
Contiguous Area	6,300 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 10 Years

Some office uses permitted. Please contact for more information.

### 1st Floor Ste 4377

Space Available	2,580 SF
Rental Rate	\$35.00 /SF/YR
Contiguous Area	6,300 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Bank
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

Front and rear entrances. Space has windows on front, side and rear. Public and Private Bathrooms, break room, private offices

### 1st Floor Ste 4385

Space Available	1,500 SF
Rental Rate	\$35.00 /SF/YR
Contiguous Area	6,300 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Specialty
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

Fully built out space for Vets with central heating, private restrooms, and recessed lighting.

1st Floor Ste 4386

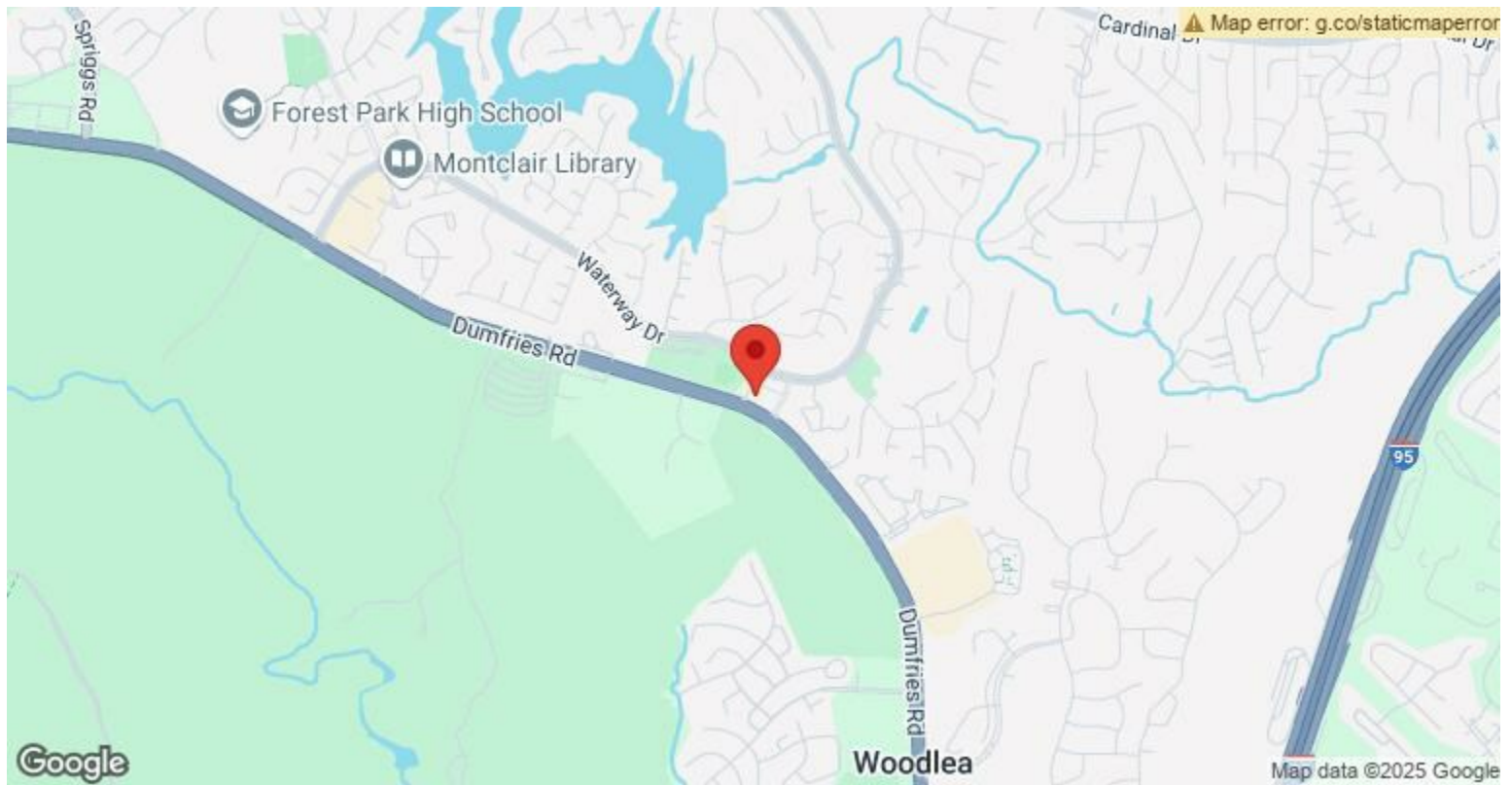
Space Available	1,500 SF
Rental Rate	\$25.00 /SF/YR
Contiguous Area	6,300 SF
Date Available	June 01, 2025
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
#Pizza	-	
Bethel AME Church	-	
Giorgio's Family Restaurant	-	
KinderCare	-	
Montclair Animal Hospital	-	
My Bellas Beauty Salon	-	
Pak Mail	-	
Peace of Mind & Body Yoga	-	
Two Young Cleaners	-	
Winestyles	-	



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