

# PAD SITE ON MAIN STREET

17961 MAIN STREET, DUMFRIES, VA



GOOGLE MAP VIEW

**1 ACRE RETAIL  
PAD SITE  
ZONED B1**

## TOWN OF DUMFRIES

- ▶ 1,735 HOMES IN DUMFRIES
  - ▶ 152 NEW TOWNHOMES COMING SOON
  - ▶ WATERFRONT DISTRICT PLANNED - INSPIRED BY NATIONAL HARBOR
- \*READ MORE

# A E R I A L



**LAKE MONTCLAIR CENTER**

ANYTIME FITNESS FOOD LION

**FORTUNA CENTER PLAZA**  
228,429 SF

SHOPPERS. Low prices. Every day.

Starbucks Target ABC

**RIVER OAKS SHOPPING CENTER**  
109,385 SF

TOD'S ANYTIME FITNESS

**SOUTHBRIDGE PLAZA**

Walmart AutoZone

**POTOMAC SHORES**

Ryan Homes  
SOLD OUT SINGLE FAMILY & CONDO DEVELOPMENT

KFC TACO BELL  
McDonald's

THE ROSE  
CARMING RESORT  
NOW OPEN

**DUMFRIES PLAZA SHOPPING CENTER**  
83,000 SF

Walgreens SMART metro by T-Mobile

**THE SHOPPES AT QUANTICO CENTER**  
35,025 SF

California TORTILLA tropical SWISS TIME CAFE  
IHOP SUBWAY

Hampton Inn WAFFLE HOUSE

LIDL

48,700 VPD

170,600 VPD

**SITE**

1 ACRE  
ZONED B1

HARLEY-DAVIDSON

McDonald's

**TRIANGLE PLAZA**  
85,931 SF

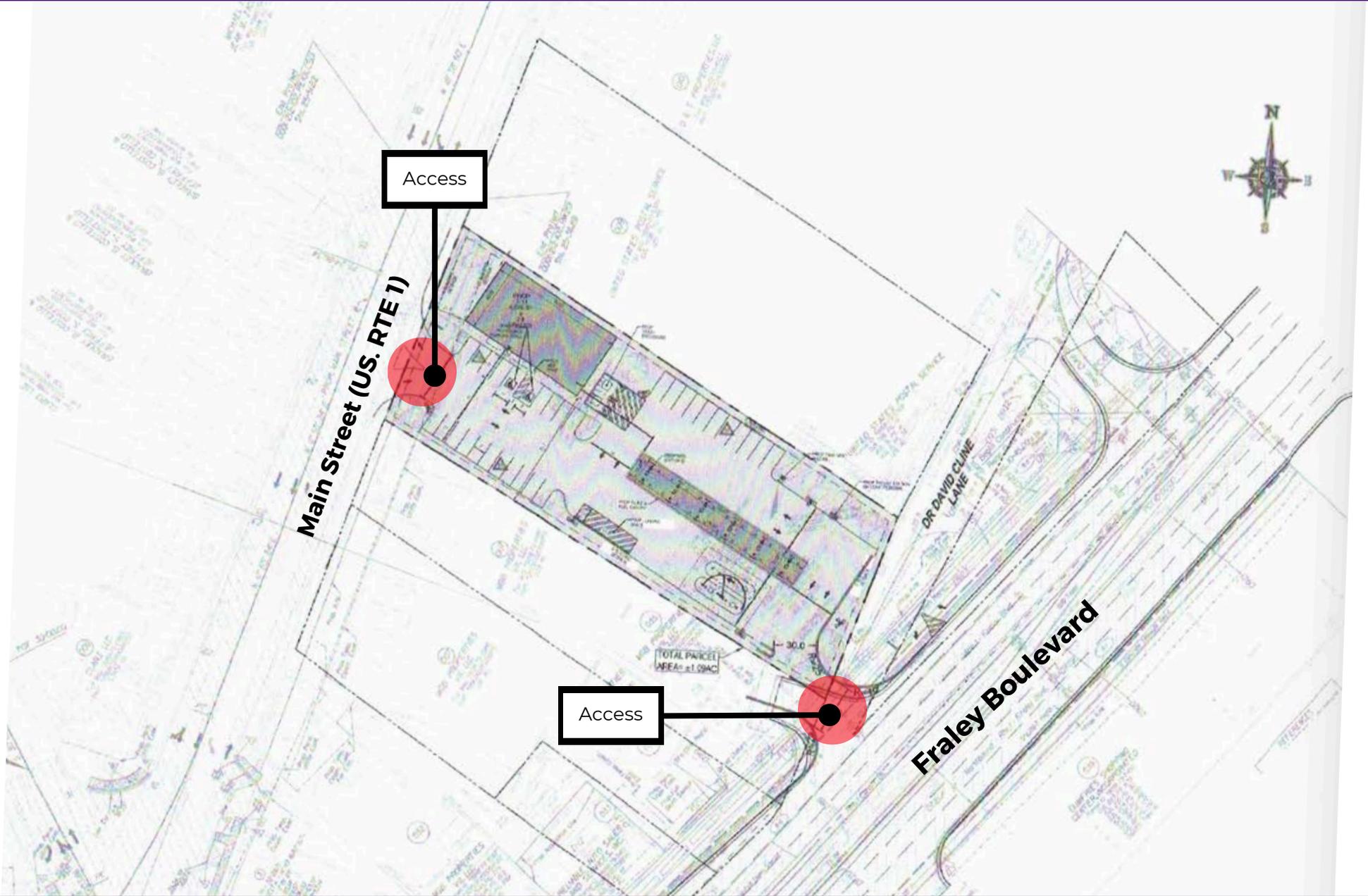
DOLLAR GENERAL ROSIE'S PAPA JOHN'S

**DUMFRIES MARKET AREA**

72,399 POPULATION

24,627 HOUSING UNITS

# CONCEPT PLAN



# DEMOGRAPHICS



## Demographics

17961 Main St, Dumfries, Virginia, 22026

Ring of 5 miles

### KEY FACTS

113,252

Population



3.1

Average Household Size

33.8

Median Age

\$115,210

Median Household Income

### EDUCATION

7%

No High School Diploma



18%

High School Graduate



27%

Some College



48%

Bachelor's/Grad/Prof Degree

### BUSINESS



1,693

Total Businesses



17,784

Total Employees

### INCOME



\$115,210

Median Household Income



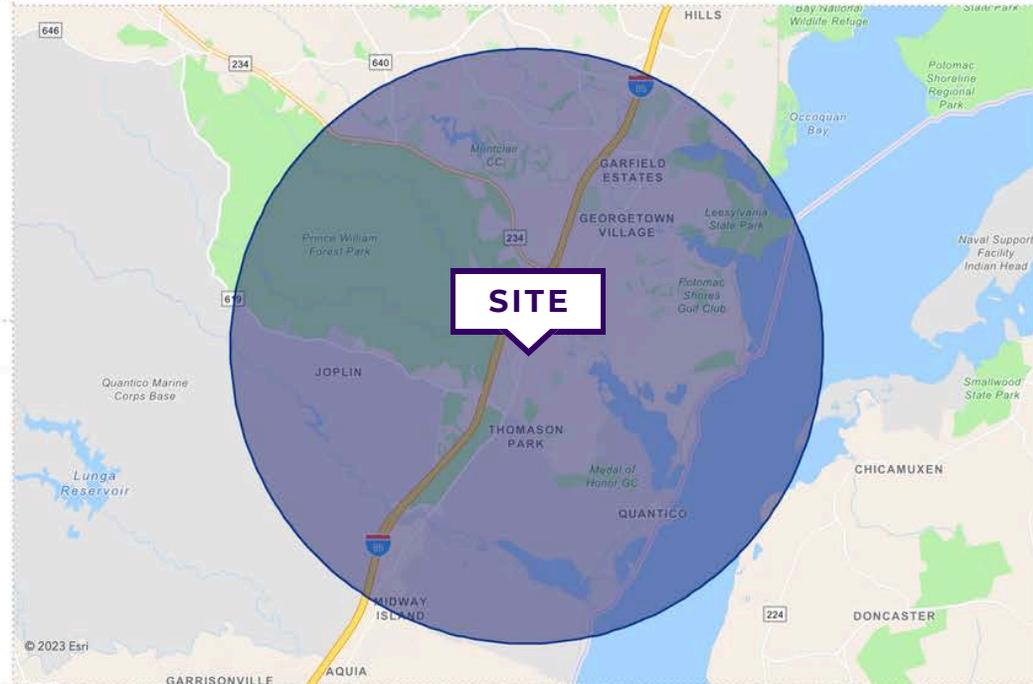
\$48,310

Per Capita Income



\$281,900

Median Net Worth



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