



RENAUD
CONSULTING
COMMERCIAL REAL ESTATE

Quick Facts

PROJECT SIZE

47,932± SF

AVAILABILITY

2,000 SF

DEMOGRAPHICS

POPULATION AVG. INCOME

118,709

\$83,979

3 mile

Princeton Woods

17100 Jefferson Davis Highway, Dumfries, VA 22026

Space Available for Lease



○ Andrew Poncher

Direct | (571) 765-4430

Cell | (312) 399-5566

Email | aponcher@renaudconsulting.net

○ Jolin Jiang

Direct | (571) 765-4418

Cell | (703) 233-0705

Email | jjiang@renaudconsulting.net

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](#)



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net



RENAUD
CONSULTING
COMMERCIAL REAL ESTATE

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

Leasing Plan



Parcel 3

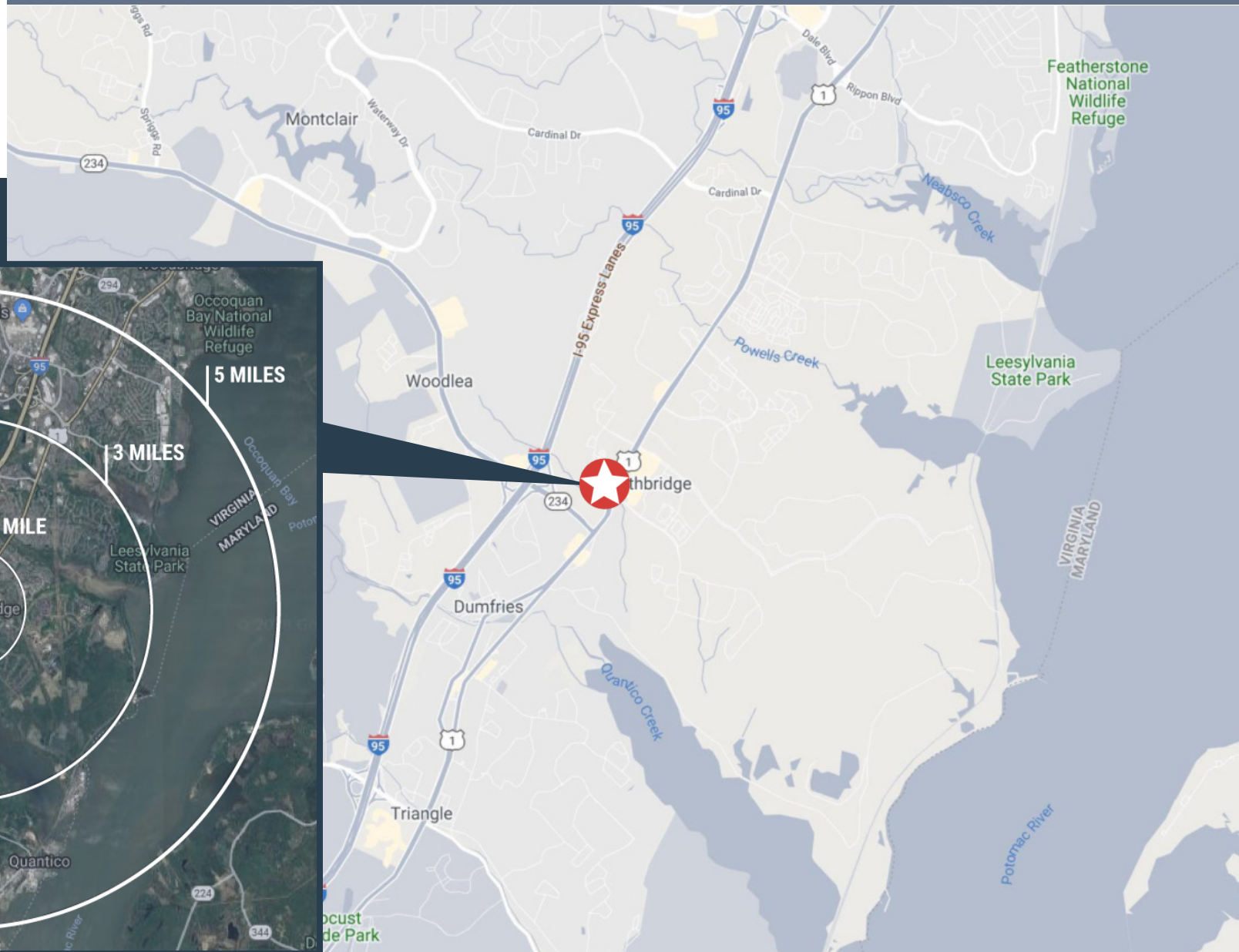


Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net

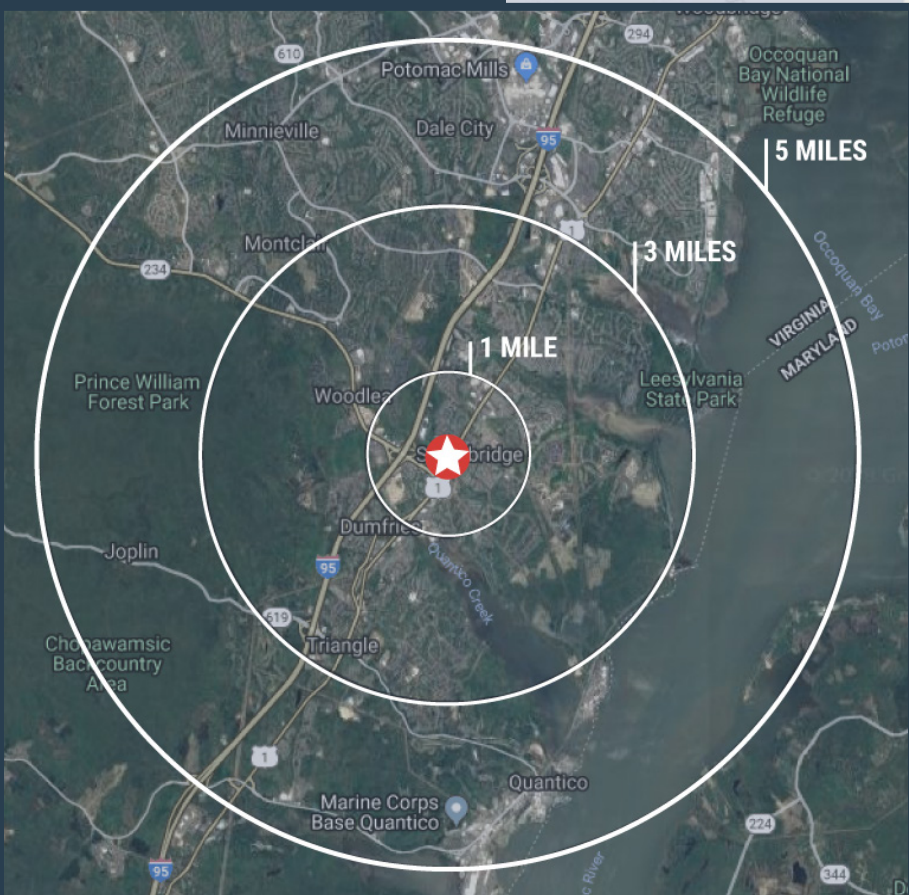


RENAUD
CONSULTING
COMMERCIAL REAL ESTATE

Location Map



Radius Map



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net



RENAUD
CONSULTING

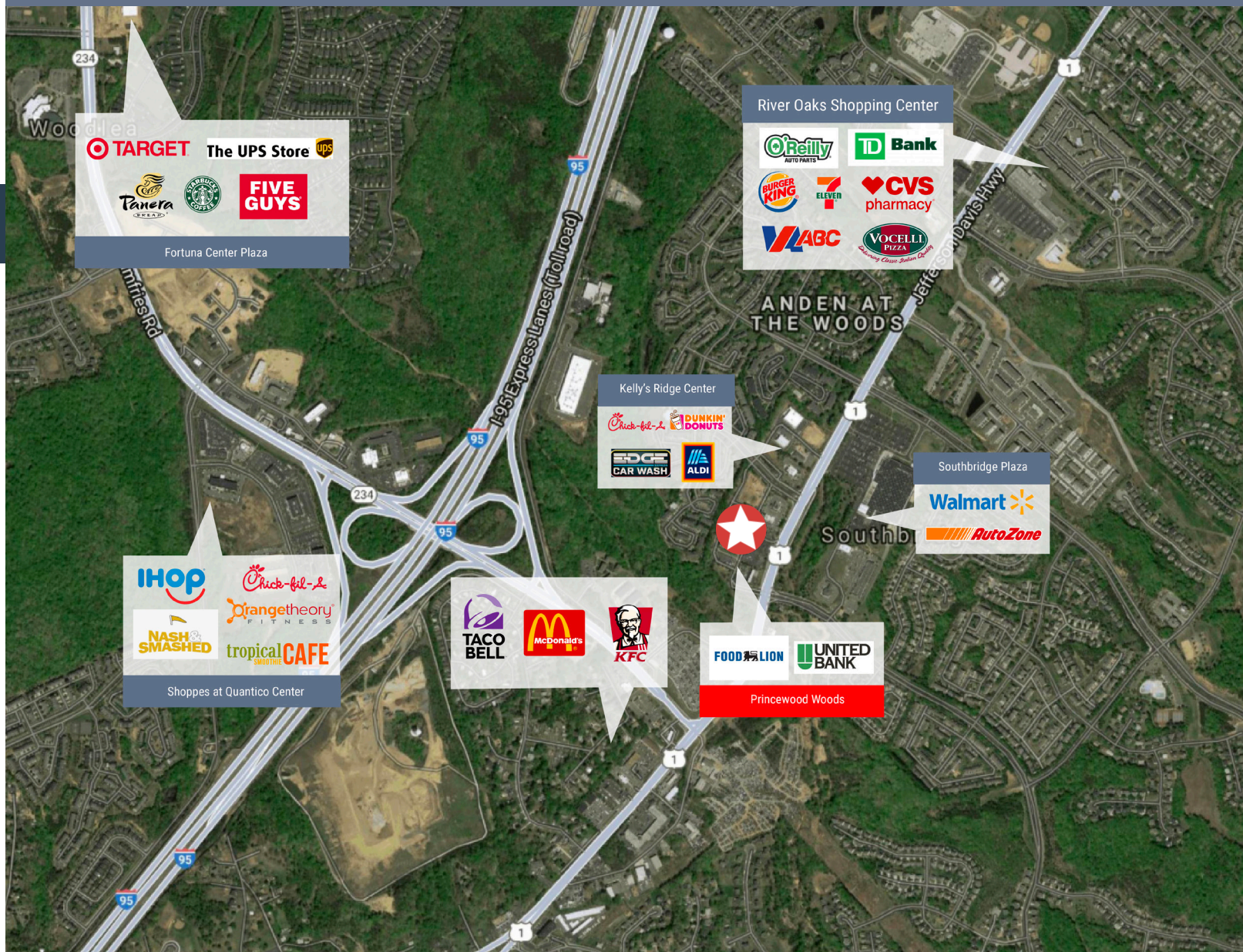
COMMERCIAL REAL ESTATE

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



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net