



NEARBY RETAILERS:



RETAIL FOR LEASE

- Neighborhood Retail Center located at the intersection of major roadway, Route 1.
- Ample Parking
- Excellent visibility to highly trafficked Rt. 1. Future road improvements to expand to 6 lanes and current southbound alignment into a two-way roadway for local traffic.

AVAILABLE SPACE

SPACE	SIZE	RENT	TIMING	DELIVERY
18097	1,660 SF	\$22 PSF NNN	IMMEDIATE	VANILLA SHELL
*Est. NNN: \$4.29 PSF				

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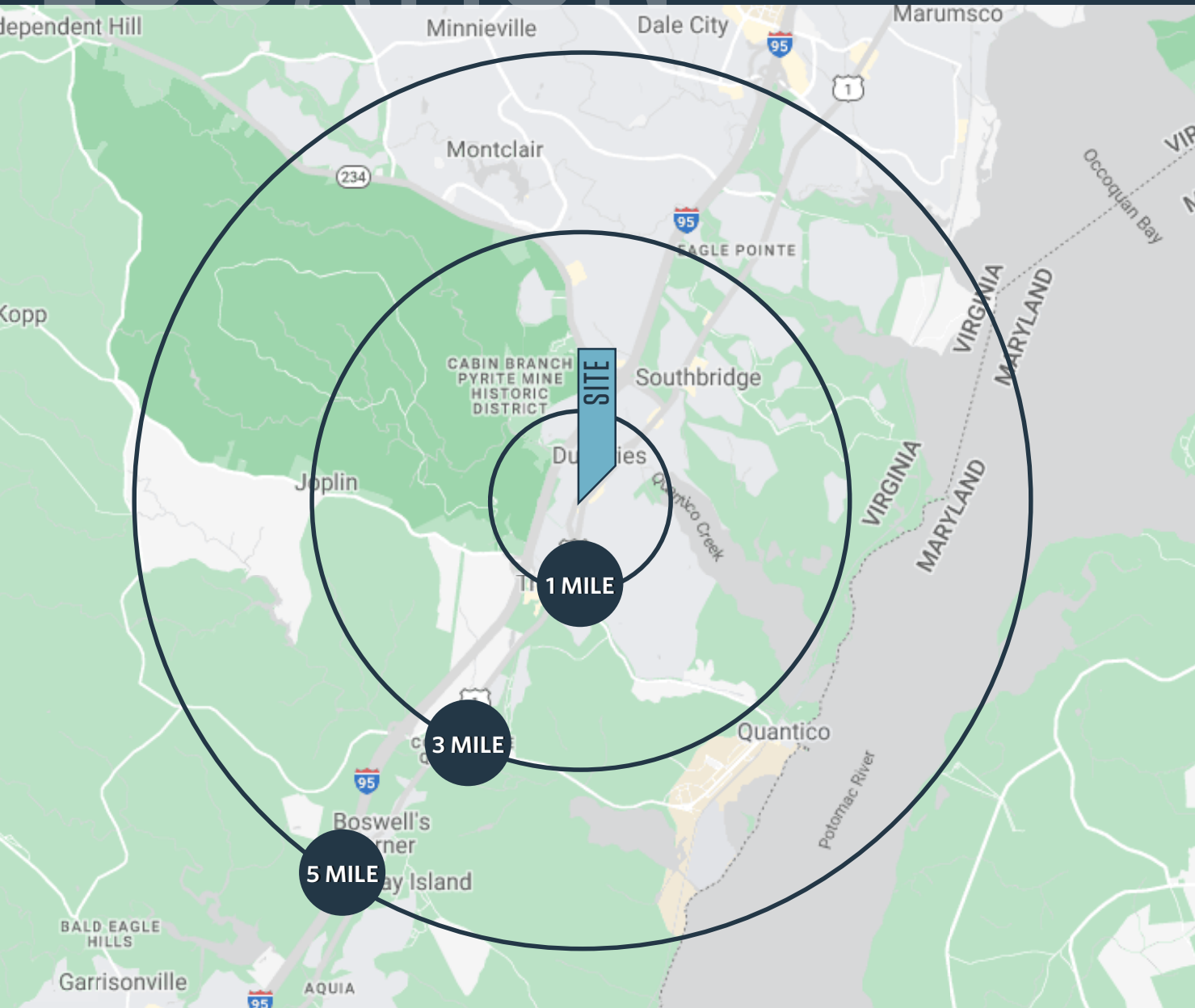
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LOCATION

TRIANGLE SHOPPING PLAZA

18069 TRIANGLE SHOPPING PLAZA, DUMFRIES, VA 22026, PRINCE WILLIAM COUNTY



DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
11,028	49,424	107,752
Daytime Population		
2,273	8,744	16,954
Households		
3,646	16,095	33,978
Average HH Income		
\$91,969	\$126,494	\$143,910

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Fraley Blvd	11,000 ADT
Main Street	13,000 ADT

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SITE PLAN

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SUITE	TENANT	SF
18059	VA Vapes	1,602
18069-A	Boost Mobile	1,750
18069-B	Triangle Fried Chicken	1,750
18059-C/D	Gym (Coming Soon)	7,884
18079	Rosie's Gaming Emporium	18079
18085	Papa John's	1,600
18091	Feng's Garden	1,580
18097	AVAILABLE	1,660
18101	JC Cleaners	1,660
18103	Paul Cash, Inc.	1,660
18109	Dollar General	7,200
18115	Library	3,840
18123	Mosaic Barber & Beauty Salon	2,832
18125	Nail Salon	1,500
18127	Big Coin Laundry	6,227



KEY	
	AVAILABLE
	SIGNED LEASE

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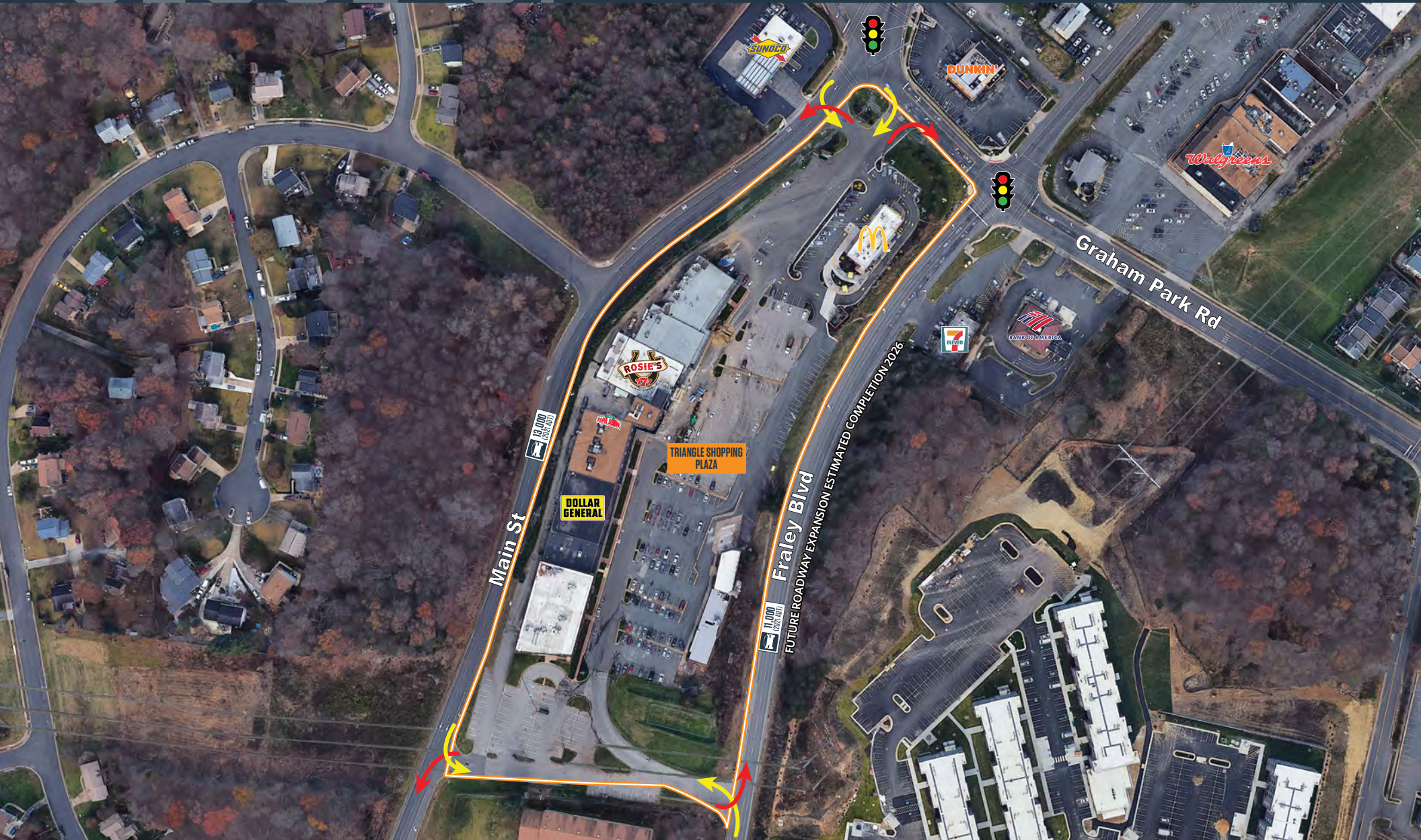
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CLOSE-UP

TRIANGLE SHOPPING PLAZA

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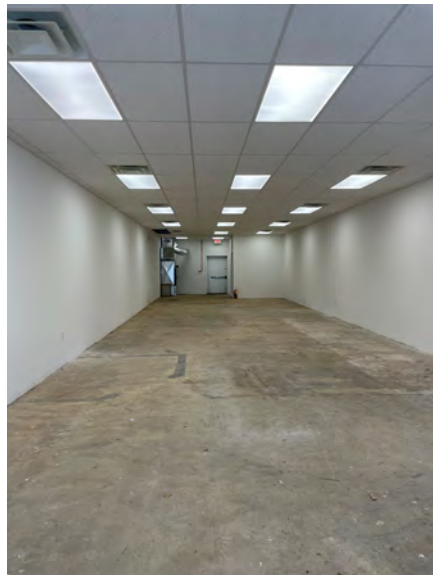
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PHOTOS

TRIANGLE SHOPPING PLAZA

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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