

17151 VAN BUREN RD

17151 Van Buren Rd, Dumfries, VA 22025
Prince William County



DEVELOPMENT SITE FOR SALE

SITE DETAILS:

- Asking Price: **\$2,400,000**
- Location: Van Buren Road – at the intersection of Dumfries Road (Rt. 234) and I-95
- Lot Size: 3.16 Acres (137,214 SF)
- Approved Site Plan Development: 77,388 GSF
- Zoning: PBD

PROPERTY HIGHLIGHTS:

- Rare I-95 Interstate Development Site
- Great location within Fettler Park and its surrounding amenities
- Approved Hotel Site Plan for 77,000 GSF – 116 Rooms
- PBD Zoning allowing for a variety of alternative uses
- 145 Parking Spaces

Marc Tasker, CCIM, SIOR
mtasker@klnb.com
703-268-2735

Ryan Goeller, CCIM
rgoeller@klnb.com
703-268-2731

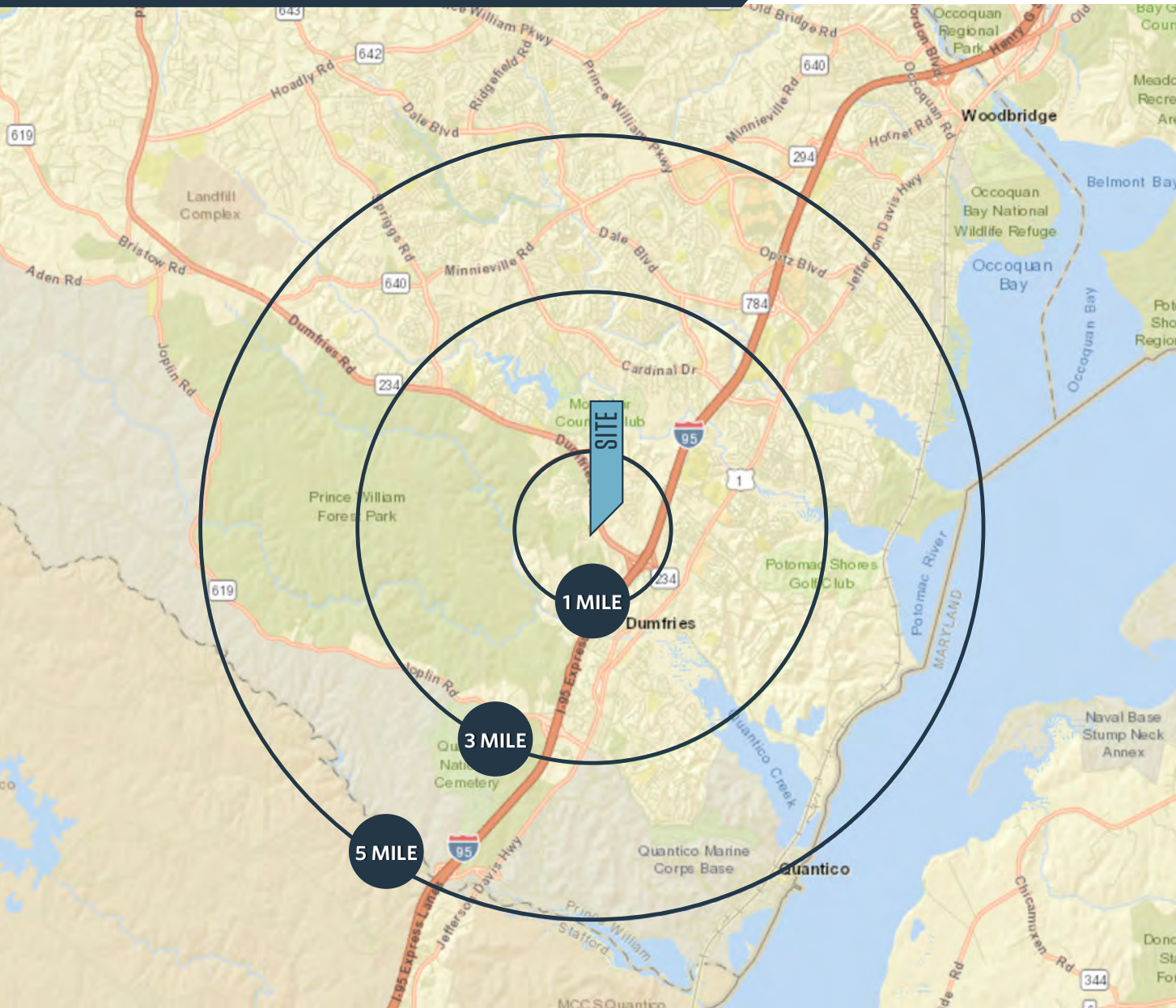
Chase Stewart
cstewart@klnb.com
703-268-2732

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

NAI klnb

17151 VAN BUREN RD

17151 Van Buren Rd, Dumfries, VA 22025
Prince William County



DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
7,606	66,537	145,746
Daytime Population		
2,043	10,720	32,847
Households		
2,700	21,610	47,338
Average HH Income		
\$124,308	\$131,562	\$126,152

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Dumfries Rd. (Route 234)	49,000 ADT
I-95	173,000 ADT

DEMOGRAPHICS

Marc Tasker, CCIM, SIOR
mtasker@klnb.com
703-268-2735

Ryan Goeller, CCIM
rgoeller@klnb.com
703-268-2731

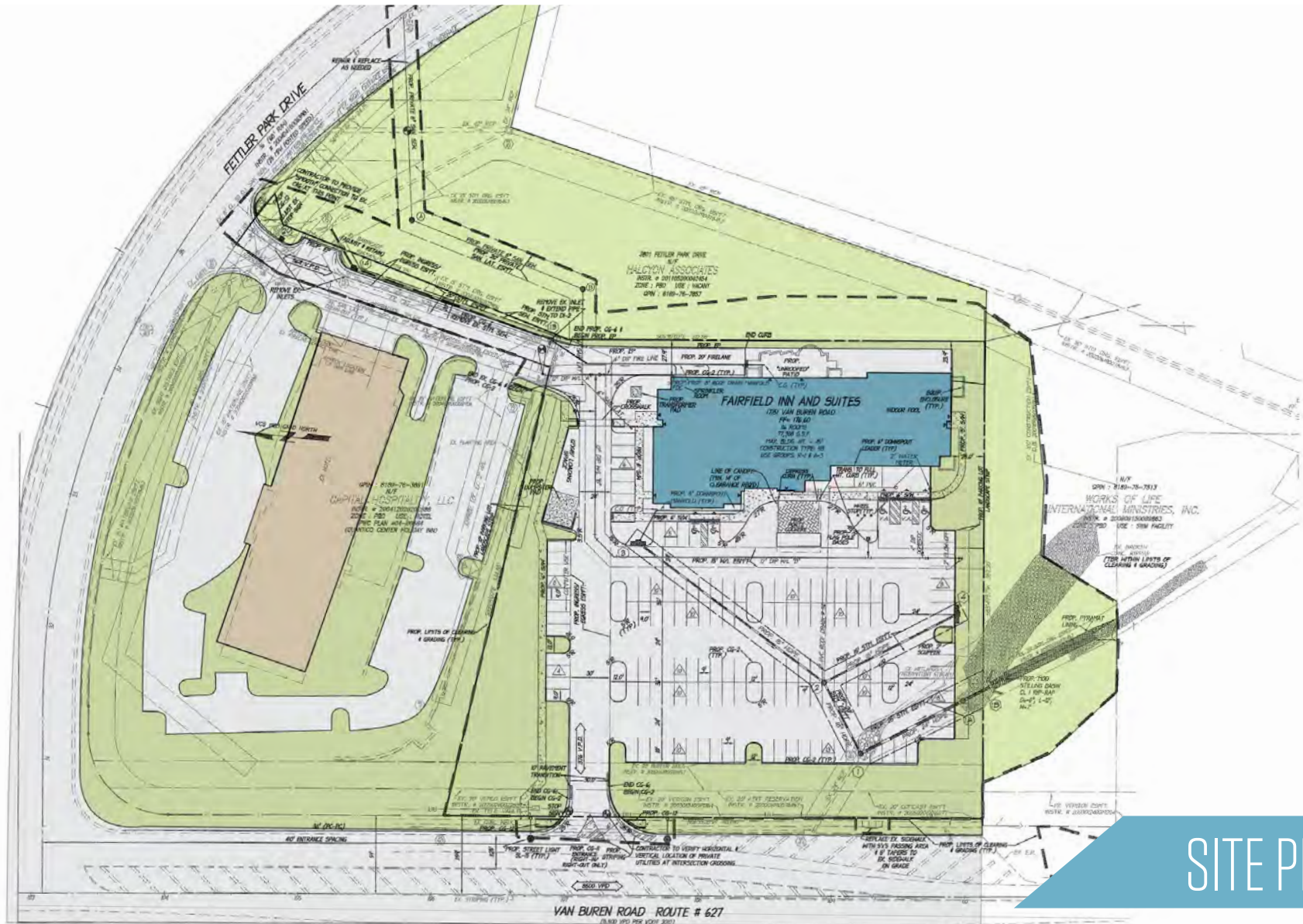
Chase Stewart
cstewart@klnb.com
703-268-2732

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



17151 VAN BUREN RD

17151 Van Buren Rd, Dumfries, VA 22025
Prince William County



SITE PLAN

Marc Tasker, CCIM, SIOR
mtasker@klnb.com
703-268-2735

Ryan Goeller, CCIM
rgoeller@klnb.com
703-268-2731

Chase Stewart
cstewart@klnb.com
703-268-2732

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



17151 VAN BUREN RD

17151 Van Buren Rd, Dumfries, VA 22025
Prince William County



17151 VAN BUREN RD

	QUANTICO CENTER I
	49,499 SF OFFICE
	QUANTICO CENTER II
	50,125 SF OFFICE
	QUANTICO CENTER III
	100,000 SF OFFICE
	TOTAL SF: 199,624

CLOSE-UP AERIAL

Marc Tasker, CCIM, SIOR
mtasker@klnb.com
703-268-2735

Ryan Goeller, CCIM
rgoeller@klnb.com
703-268-2731

Chase Stewart
cstewart@klnb.com
703-268-2732

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



17151 VAN BUREN RD

17151 Van Buren Rd, Dumfries, VA 22025
Prince William County



WOODBRIDGE

DUMFRIES

MARKET AERIAL

Marc Tasker, CCIM, SIOR
mtasker@klnb.com
703-268-2735

Ryan Goeller, CCIM
rgoeller@klnb.com
703-268-2731

Chase Stewart
cstewart@klnb.com
703-268-2732

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



17151 VAN BUREN RD

17151 Van Buren Rd, Dumfries, VA 22025
Prince William County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Marc Tasker, CCIM, SIOR
mtasker@klnb.com
703-268-2735

Ryan Goeller, CCIM
rgoeller@klnb.com
703-268-2731

Chase Stewart
cstewart@klnb.com
703-268-2732

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

NAIklnb