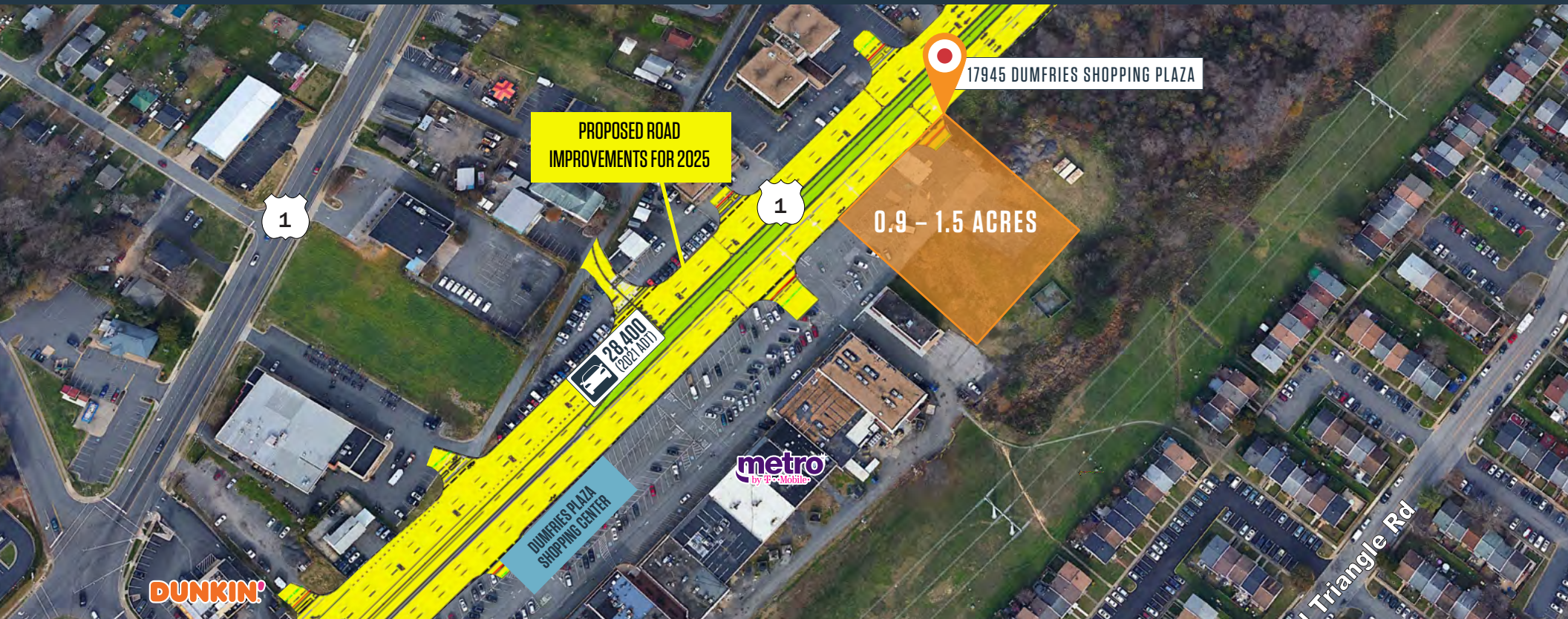




JOIN THESE AREA RETAILERS:

Walgreens

DUNKIN'

DOLLAR GENERAL

metro
by T-Mobile

PAPA JOHN'S



HIGHLIGHTS:

- Flexible Parcel Size - 0.9 to 1.5 Acres
- Available for Ground Lease, may consider BTS.
- Proposed major improvements to Route 1
- Access to signalized intersection.

Bo Galles
bgalles@klnb.com
703-424-4231

Bob Browning
bbrowning@klnb.com
703-268-2717

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

AERIAL

DUMFRIES SHOPPING PLAZA

17945 DUMFRIES SHOPPING PLAZA, DUMFRIES, VA 22026, USA



Bo Galles
 bgalles@klnb.com
 703-424-4231

Bob Browning
 bbrowning@klnb.com
 703-268-2717

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

klnb

AERIAL

DUMFRIES SHOPPING PLAZA

17945 DUMFRIES SHOPPING PLAZA, DUMFRIES, VA 22026, USA



Bo Galles
bgalles@klnb.com
703-424-4231

Bob Browning
bbrowning@klnb.com
703-268-2717

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

klnb

17945 DUMFRIES SHOPPING PLAZA, DUMFRIES, VA 22026, USA



1-MILE	3-MILE	5-MILE
Population		
12,232	53,926	112,056
Daytime Population		
10,102	41,535	85,269
Households		
3,966	17,531	35,725
Average HH Income		
\$93,516	\$128,934	\$143,443

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Route 1	28,400 ADT
Interstate 95	170,600 ADT



DUMFRIES SHOPPING PLAZA

17945 DUMFRIES SHOPPING PLAZA,
DUMFRIES, VA 22026, USA

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Bo Galles

bgalles@klnb.com
703-424-4231

Bob Browning

bbrowning@klnb.com
703-268-2717

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.

klnb