

# 4425 FORTUNA CENTER PLAZA

4425 Fortuna Center Plaza, Dumfries, VA 22310  
Prince William County



## PROPERTY HIGHLIGHTS:

- Outstanding freestanding 3,650 SF building situated at a traffic signal on Dumfries Road, Route 234
- Premier Pad Building at main entrance to 240,000 SF Fortuna Village, including Target, Shoppers, Panera Bread, Starbucks and Lidl
- Opportunity for bank, fast food, urgent care, QSR with drive-thru or car wash
- Dumfries Road, 48,700 ADT commuter connection to Interstate 95

## AVAILABLE SPACE:

- Size: 3,650 SF
- Condition: Tenant Improvement Allowance Available
- Delivery: Immediate
- Parking: 34 Spaces

## NEARBY:



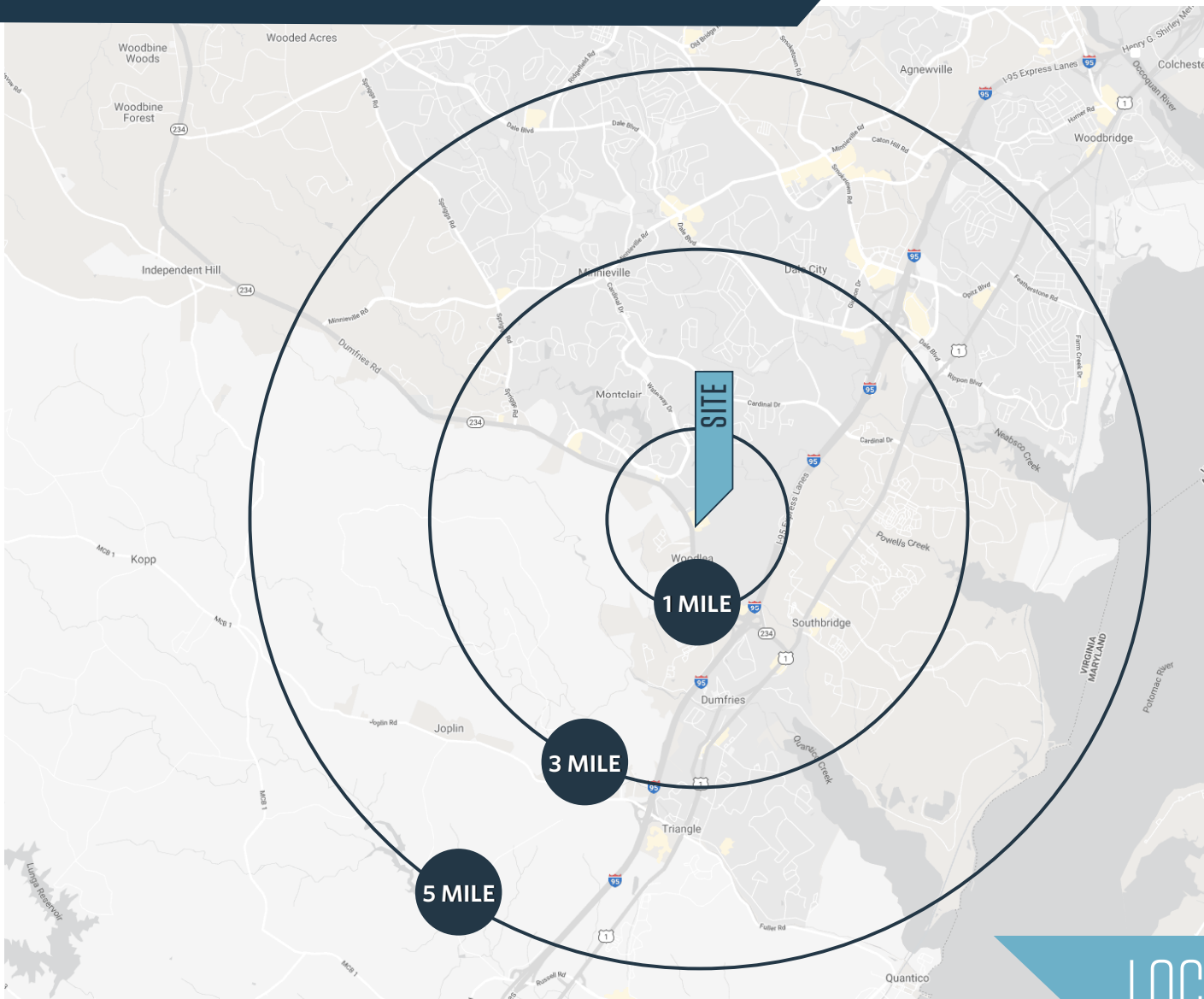
**Joe Fleischmann**  
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703-268-2708

Owned & Managed by:  
  
1788 HOLDINGS

**klnb**

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## DEMOGRAPHICS | 2022:

	3-MILE	5-MILE	7-MILE
Population	90,955	185,124	228,380
Daytime Population	12,164	43,679	73,428
Households	28,397	58,232	89,032
Average HH Income	\$143,152	\$138,208	\$137,029
Median HH Income	\$109,120	\$106,465	\$105,875

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2021:

Dumfries Road	48,700 ADT
I-95	170,670 ADT

## LOCATION & DEMOGRAPHICS

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MARKET AERIAL

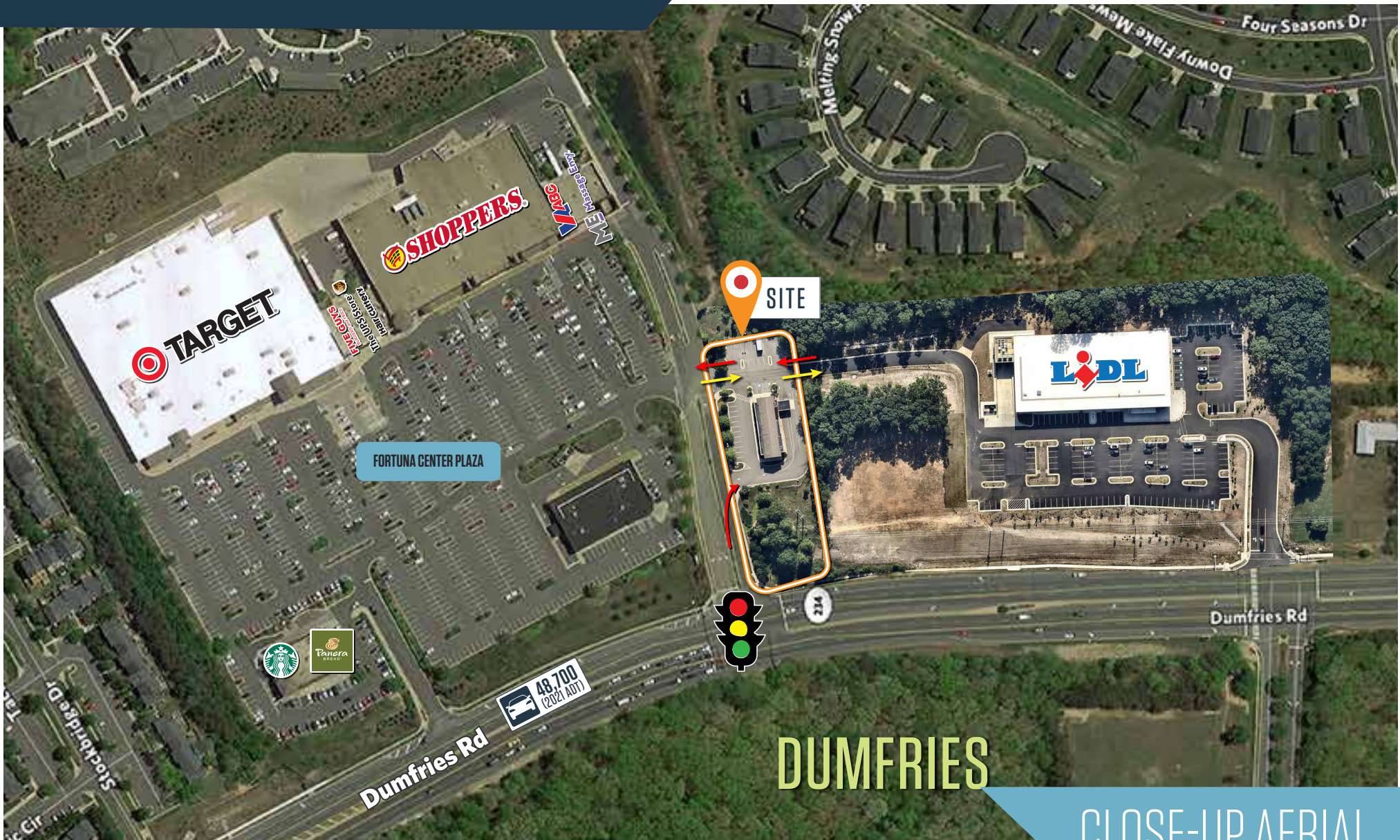
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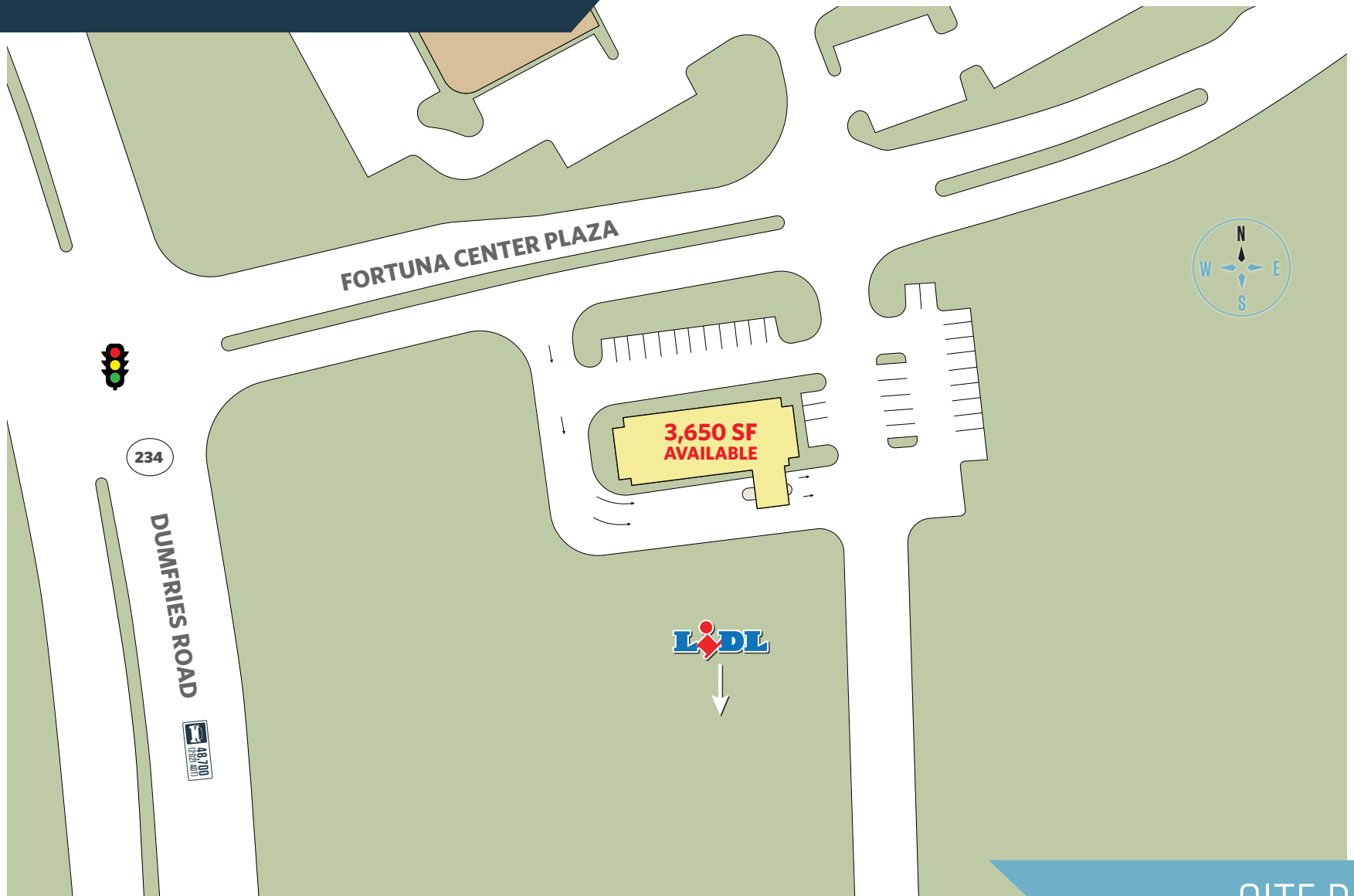
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SITE PLAN

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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**klNb**