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### **CHESHIRE STATION** 4215 CHESHIRE STATION PLAZA, DALE CITY, VA 22193



### JOIN THESE RETAILERS SAFEWAY



### **RETAIL FOR LEASE**

- Approximately 105,000 SF, Safeway anchored shopping center located along Minnieville Rd (42,400 ADT) and Dale Blvd (25,000 ADT) in Dale City, VA.
- 1,190 SF "turnkey" salon space available.
- Strong demographics— median household income of \$110,221 within 3-mile radius.
- Within 10 minute drive of major retail nodes such as Potomac Mills, Stonebridge at Potomac Town Center, and Smoketown Station.

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kinb.com

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440

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PETCO

SHERWIN-WILLIAMS

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AVAILABLE NEGOTIATING POSTNET LEASED  $\nabla$ 100 Tobacco Home 1,120 6,300 120 Virginia ABC S NAP 200 Safeway 55,163 300 Petco 12,000 MAutoZon 410 My Nails 2,100 420 1,190 Available 430 GNC 1.260 T-Mobile 440 2,800 460 Golden House 1,400 470 Sherwin Williams Company 4,821 500A American Family Care 2,500 600 BMH Physical Therapy 1,680 601 PostNet 1,200 602 Derby Empire 1,200 603 Boost Mobile 1,200 604 Kiki Riki 2,400 606 Starbucks 1,320 SAFEWAY ( 800 AutoZone 5,400

Total Square Feet:

105,054



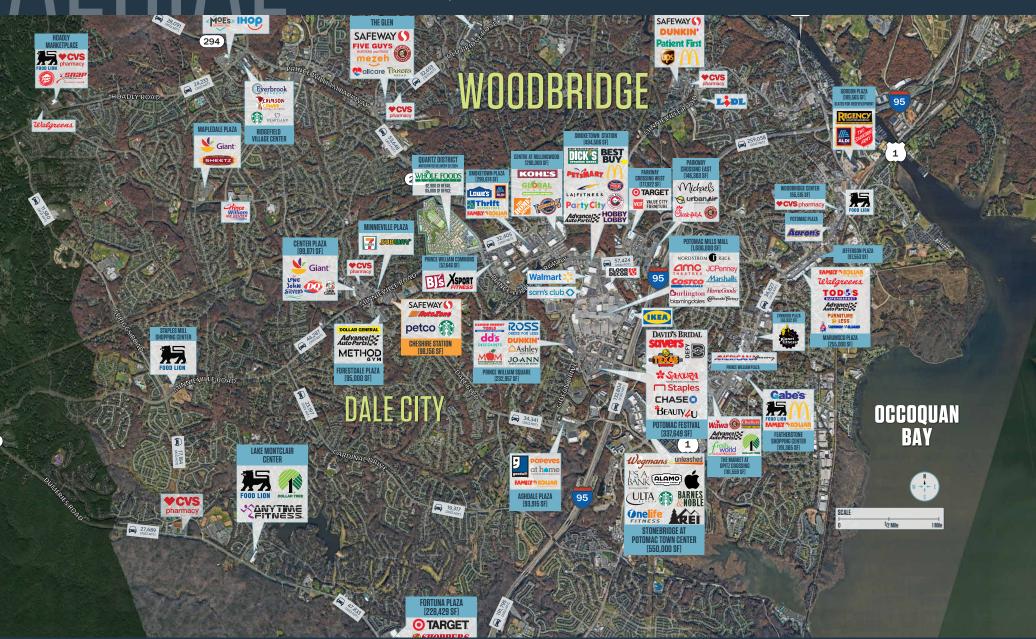
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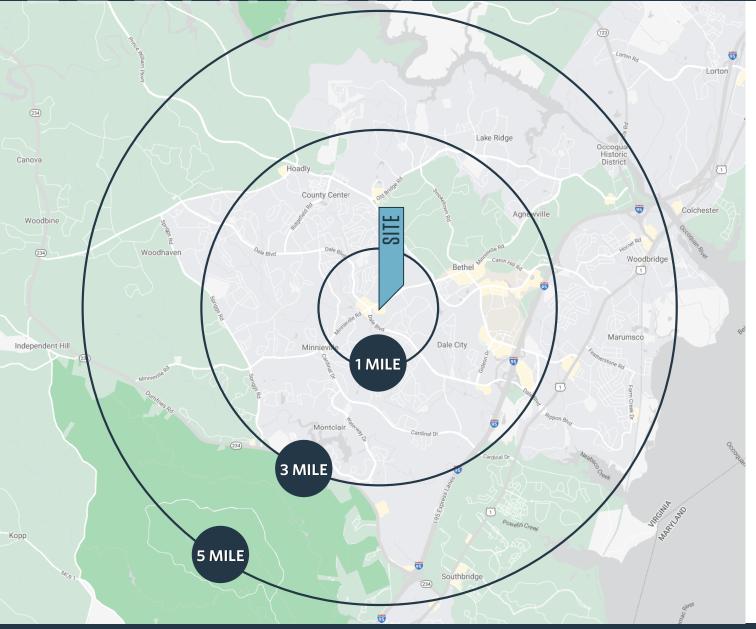






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#### DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population 17,336	119,742	257,642
Daytime Populatio 3,268	on 40,294	66,302
Households 5,554	36,615	82,632
Median HH Incon \$81,368	ne \$110,221	\$107,425

#### CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

#### TRAFFIC COUNTS | 2021:

Minnieville Rd.	42,400 ADT
Dale Blvd.	25,000 ADT

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#### FOR MORE INFORMATION, PLEASE CONTACT:

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