

FORTUNA CENTER PLAZA

4100-4380 Fortuna Center Plaza, Dumfries, VA 22310
Prince William County



RETAIL FOR LEASE

JOIN:  **SHOPPERS**



- 3,520 SF end-cap available.
- Anchored by Target and Shoppers.
- Over 48,000 cars per day on Dumfries Rd.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
3,520 SF	"MARKET" NNN	"AS-IS" (former Massage Envy)	WITHIN 60 DAYS OF A FULLY EXECUTED LEASE
*EST. NNN: \$6.82 PSF			

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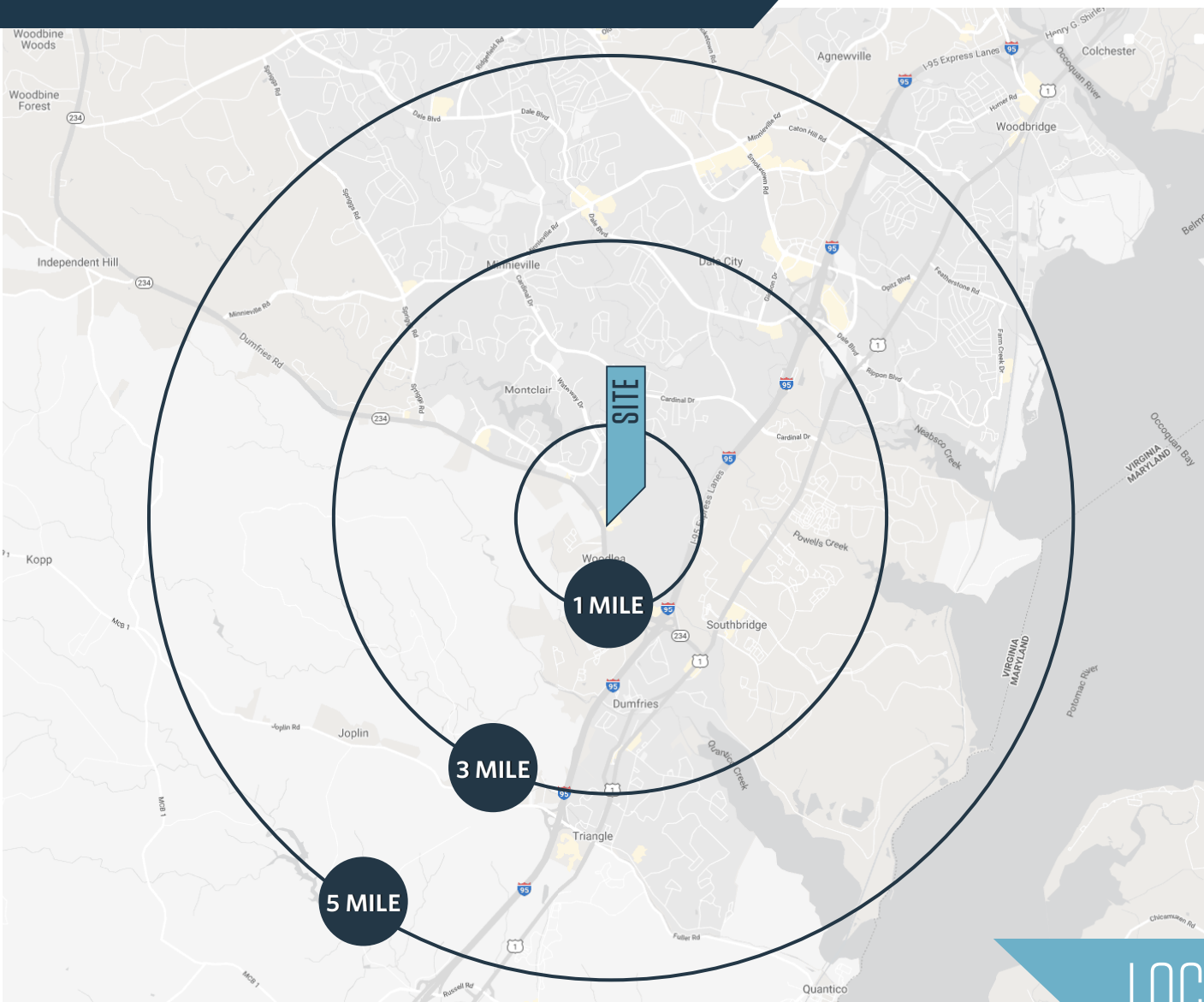
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DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
6,782	93,012	192,440
Daytime Population		
5,419	60,318	145,016
Households		
2,628	29,135	60,612
Average HH Income		
\$155,323	\$146,035	\$143,277
Median HH Income		
\$115,134	\$111,669	\$109,056

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Dumfries Road	48,942 ADT
I-95	186,414 ADT

LOCATION & DEMOGRAPHICS

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Dumfries
Prince William County | Virginia

PREPARED BY

klnb

- Google Earth Pro -
2018 Aerial Photograph

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CLOSE-UP AERIAL

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PHOTOS

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For More Information, Please Contact:

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