



JOIN **Orangetheory**
FITNESS



HIGHLIGHTS

- Excellent visibility on highly trafficked Route 234.
- Home to established communities that are experiencing tremendous growth with new housing.
- Prince William County is the 2nd fastest growing county in Virginia (US Census Bureau).
- Conveniently located just West of I-95 and Exit 152.
- 500 SF of outdoor patio space.

AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY TIMING
3,022 SF	"MARKET"	"AS-IS" (2 ND GEN RESTAURANT WITH EXISTING FF&E)	IMMEDIATELY
*Est. NNN: \$14.00 PSF			

MAI VO

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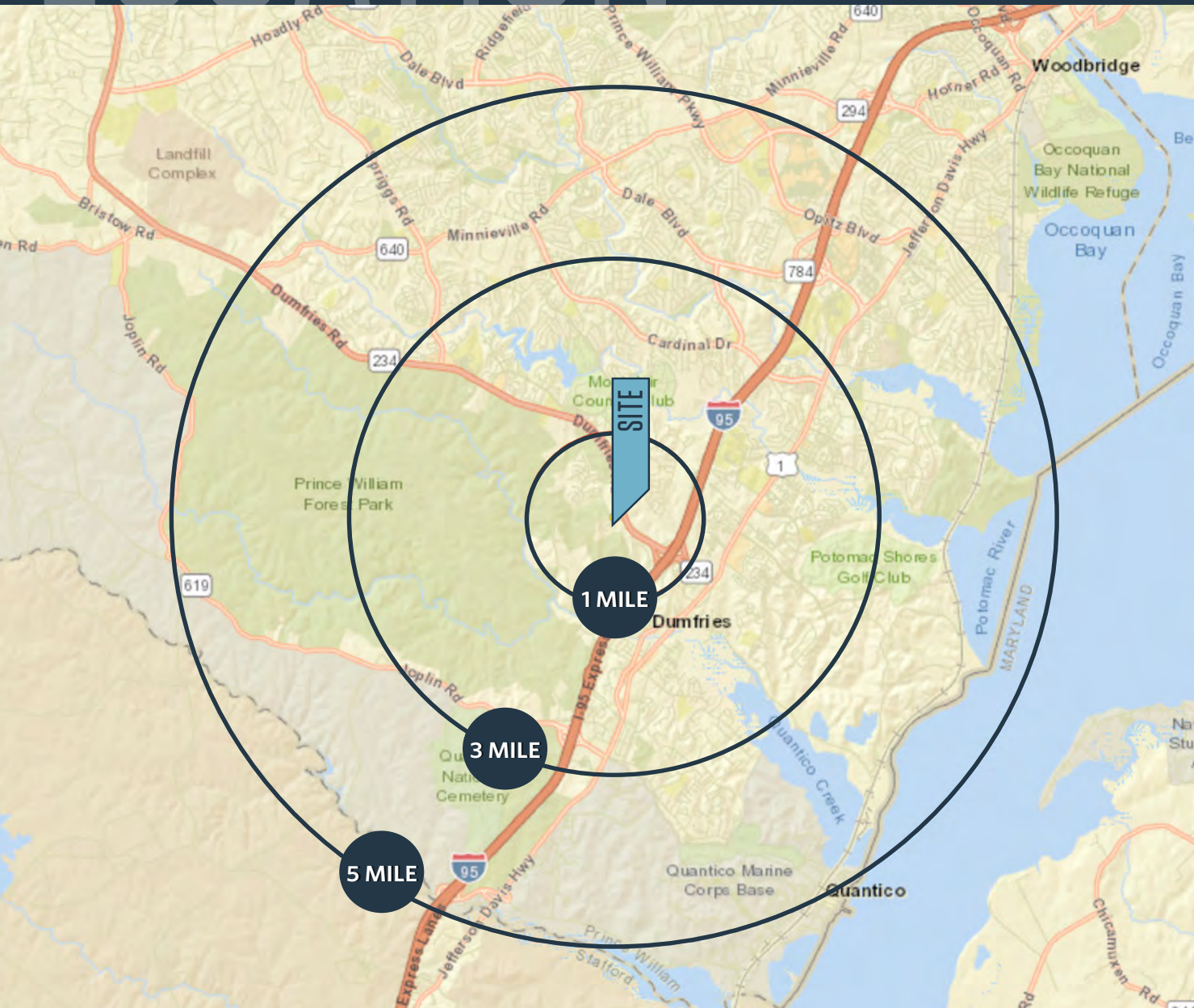
DALLON L. CHENEY

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LOCATION

THE SHOPPES AT QUANTICO CENTER

3900 FETTLER PARK DRIVE, DUMFRIES, VA 22025, PRINCE WILLIAM COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
8,824	78,886	169,100
Daytime Population		
6,998	58,302	136,773
Households		
3,259	25,053	53,822
Average HH Income		
\$133,969	\$143,402	\$138,475

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS:

Dumfries Rd. (Route 234)

2020 (pre-covid count)	53,031 ADT
2022	49,447 ADT
2023 & 2024	ADT's NOT YET AVAILABLE

I-95

2020 (pre-covid count)	163,159 ADT
2022	168,901 ADT
2023 & 2024	ADT's NOT YET AVAILABLE

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53,031 (2020 pre-covid ADT)
49,447 (2022 ADT)
2023 & 2024 (NOT YET AVAILABLE)



DUMFRIES ROAD

MONUMENT SIGNAGE
AVAILABLE



SIZE	RATE	CONDITION	DELIVERY TIMING
3,022 SF	"MARKET"	"AS-IS" (2 ND GEN RESTAURANT WITH EXISTING FF&E)	IMMEDIATELY
*Est. NNN: \$14.00 PSF			

*SITE PLAN IS SUBJECT TO CHANGE

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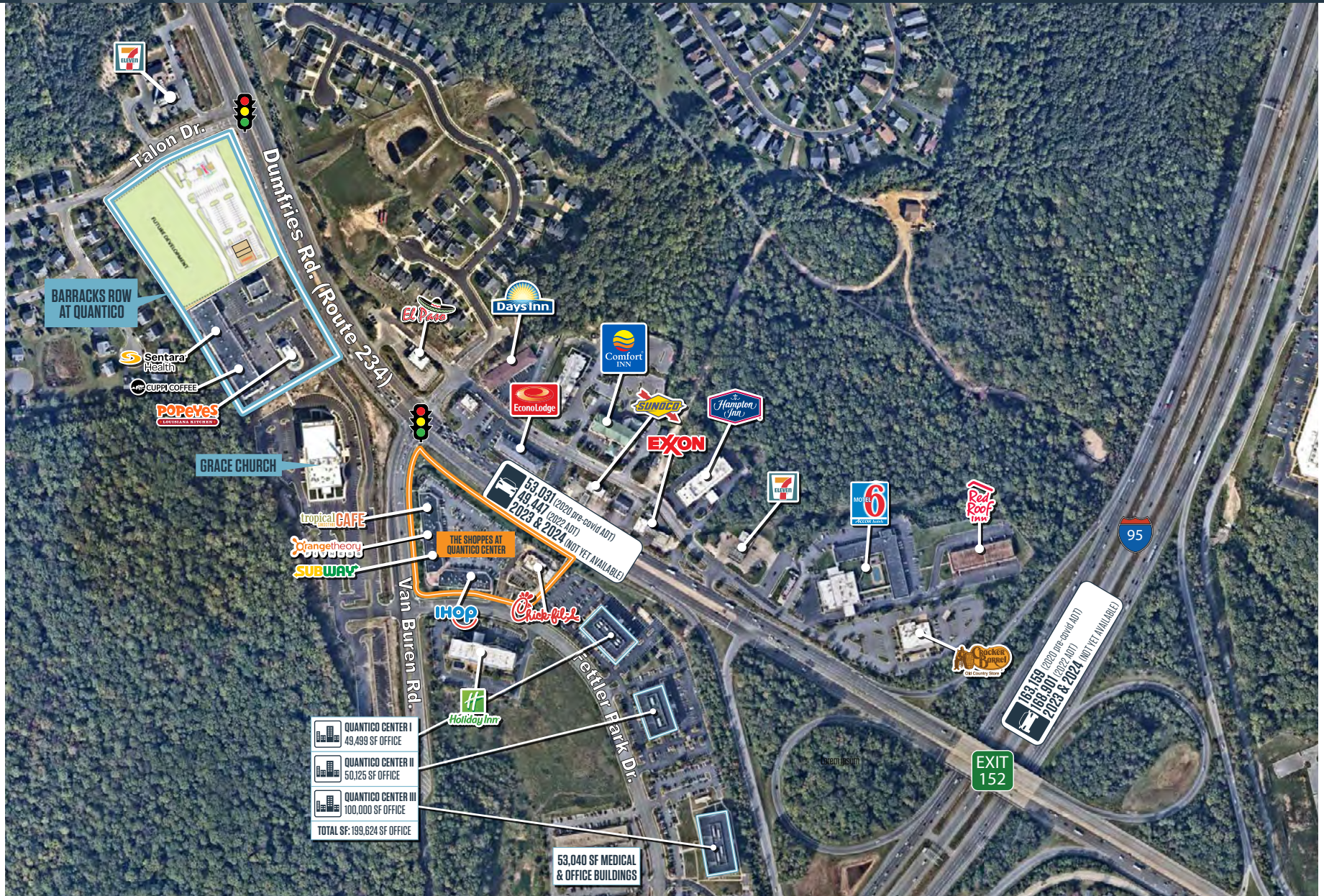
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CLOSE-UP

THE SHOPPES AT QUANTICO CENTER

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AERIAL

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DUMFRIES

POTOMAC SHORES

OCCOQUAN BAY

QUANTICO

QUANTICO
NATIONAL CEMETERY

QUANTICO US MARINE
CORPS RESERVATION



SCALE
0 1/2 Mile 1 Mile

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PHOTOS

THE SHOPPES AT QUANTICO CENTER

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**500 SF± OUTDOOR PATIO
+ ADDITIONAL SIGNAGE**



VIEW FROM FRONT



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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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