



JOIN **Orangetheory** FITNESS

Chick-fil-A **EUROPEAN WAX CENTER** **IHOP**

SUBWAY **ZIPS DRY CLEANERS**
America's One Price Dry Cleaner

tropical CAFE **NextCare URGENT CARE**

HIGHLIGHTS

- FULLY LEASED
- 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.

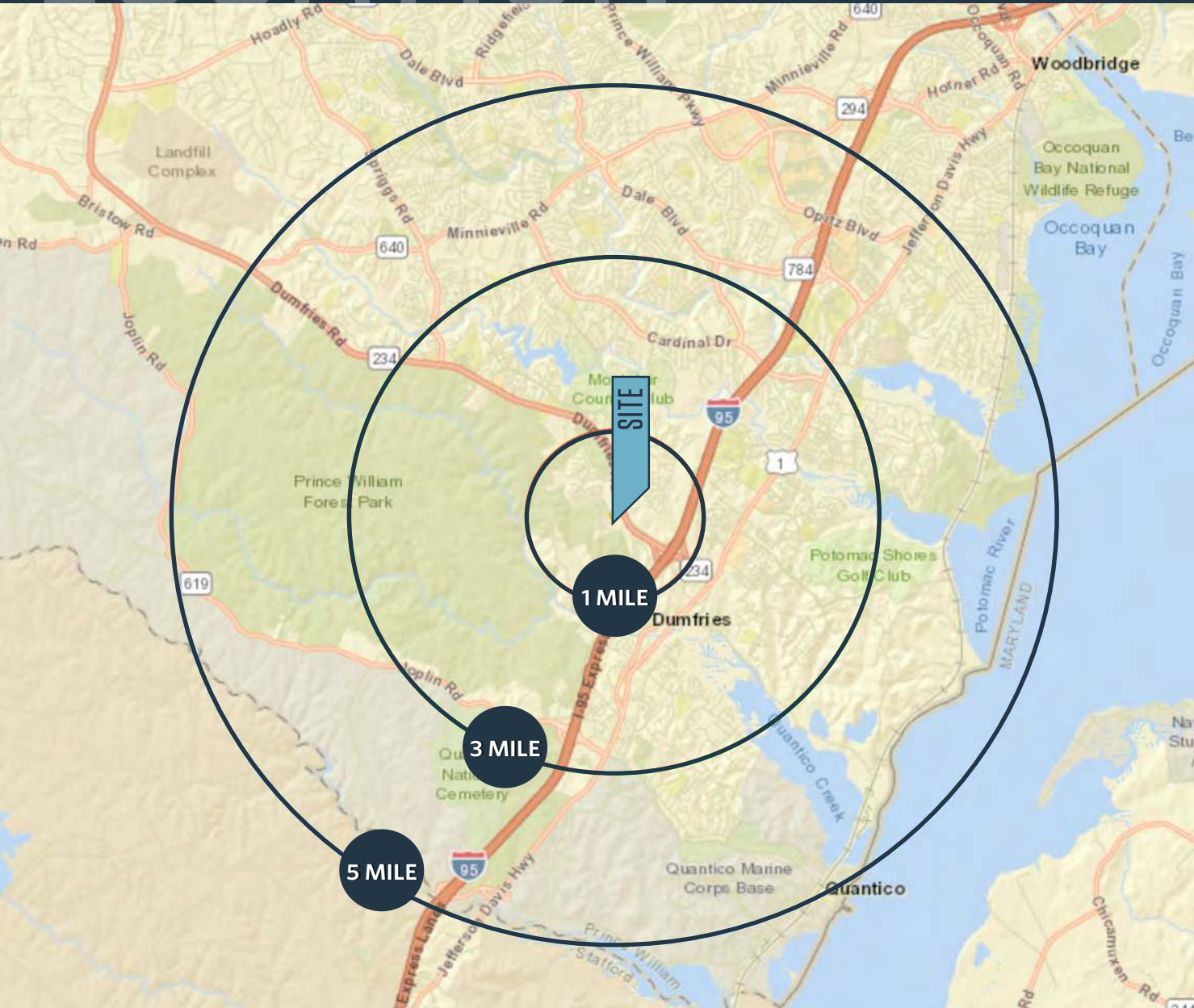
AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY TIMING
FULLY LEASED			
*Est. NNN: \$14.00 PSF			

LOCATION

THE SHOPPES AT QUANTICO CENTER

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



DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	9,079	76,099	161,648
Daytime Population	7,428	52,353	124,476
Households	3,012	24,135	52,054
Average HH Income	\$133,900	\$157,569	\$152,703

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS:

Dumfries Rd. (Route 234)

2020 (pre-covid count)	53,031 ADT
2022	49,447 ADT
2023	50,509 ADT

I-95

2020 (pre-covid count)	163,159 ADT
2022	168,901 ADT
2023	162,501 ADT

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SITE PLAN

THE SHOPPES AT QUANTICO CENTER

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



	53,031 (2020 pre-covid ADT)
	49,447 (2022 ADT)
	50,509 (2023 ADT)

234 DUMFRIES ROAD

MONUMENT SIGNAGE AVAILABLE



- EXECUTED LEASE
- AT LEASE
- AVAILABLE

SIZE	RATE	CONDITION	DELIVERY TIMING
FULLY LEASED			
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*SITE PLAN IS SUBJECT TO CHANGE

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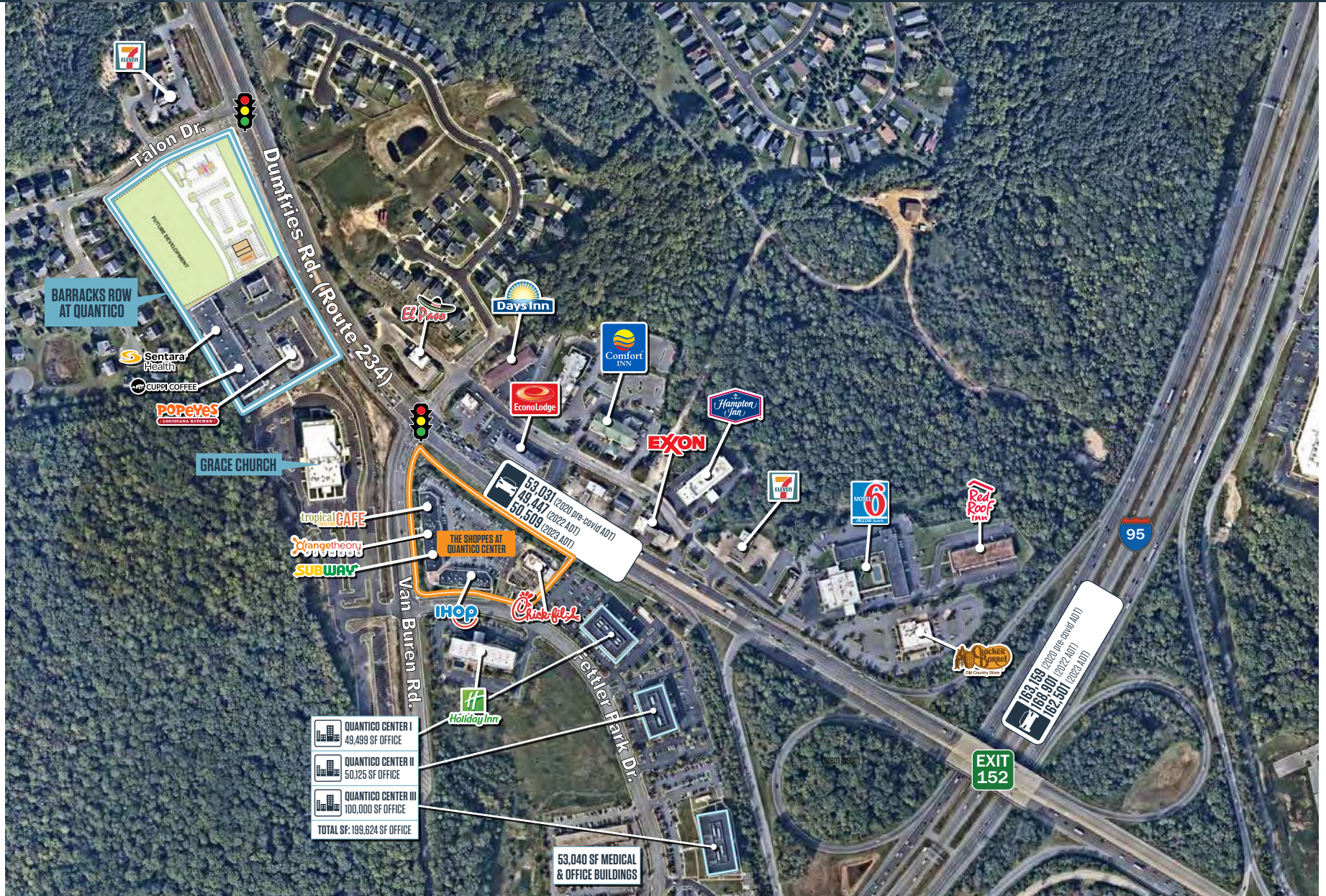
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CLOSE-UP

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AERIAL

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DUMFRIES

POTOMAC SHORES

OCCOQUAN BAY

QUANTICO NATIONAL CEMETERY

QUANTICO US MARINE CORPS RESERVATION



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FOR MORE INFORMATION, PLEASE CONTACT:

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