

FORTUNA CENTER PLAZA

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



RETAIL FOR LEASE

JOIN:  **SHOPPERS**



- 1,200 SF small shop space available.
- Anchored by Target and Shoppers.
- Over 48,000 cars per day on Dumfries Rd.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,200 SF	"MARKET" NNN	"AS-IS" (former Hair Cuttery)	AUGUST 1, 2025
*EST. NNN: \$6.82 PSF			

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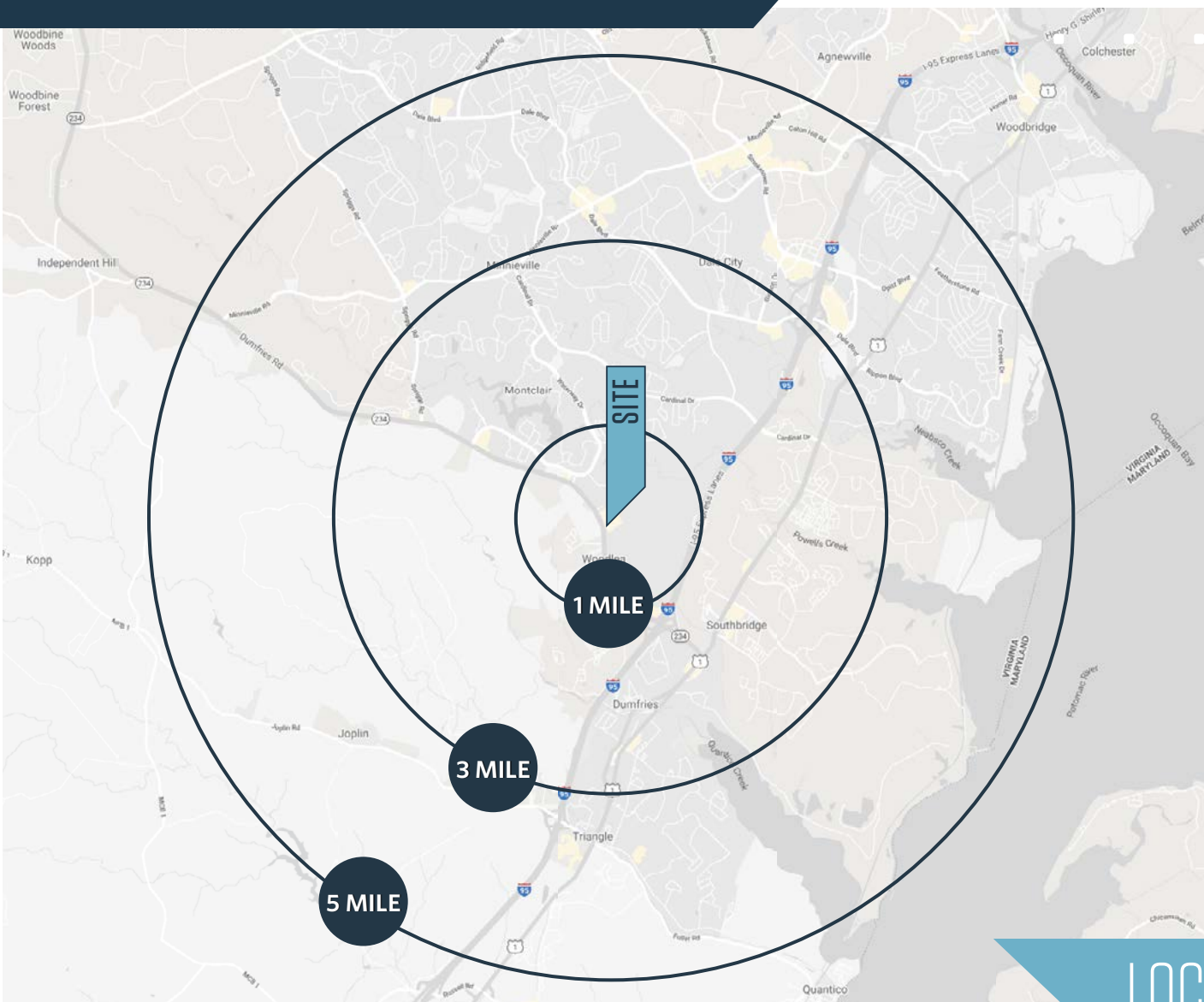
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DEMOGRAPHICS | 2023:

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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FOOD LION
DOLLAR TREE
ANYTIME FITNESS
LAKE MONTCLAIR CENTER

FORTUNA CENTER PLAZA
(228,429 SF)

TARGET
SHOPPERS
Starbucks
ABC

RIVER OAKS SHOPPING CENTER
(109,385 SF)

TOD'S SUPERMARKET
ANYTIME FITNESS
O'Reilly

BARRACKS ROW AT QUANTICO
GRACE CHURCH (COMING)

tropical CAFE
ihop
SUBWAY
THE SHOPPES AT QUANTICO CENTER
(35,025 SF)

THE ROSE GAMING RESORT
(COMING SOON)

SOUTHBRIDGE PLAZA
Walmart
AutoZone

TRIANGLE PLAZA
(85,931 SF)

DOLLAR GENERAL
PAPA JOHN'S
BOBBIE'S
McDonald's

DUMFRIES PLAZA SHOPPING CENTER
(63,000 SF)

Dunkin'
Walgreens
U MART SUPERMARKET
metro

FUTURE ROAD EXPANSION (2026):
FRALEY BLVD. (US RT. 1) - WIDEN TO SIX LANES

MARKET AERIAL

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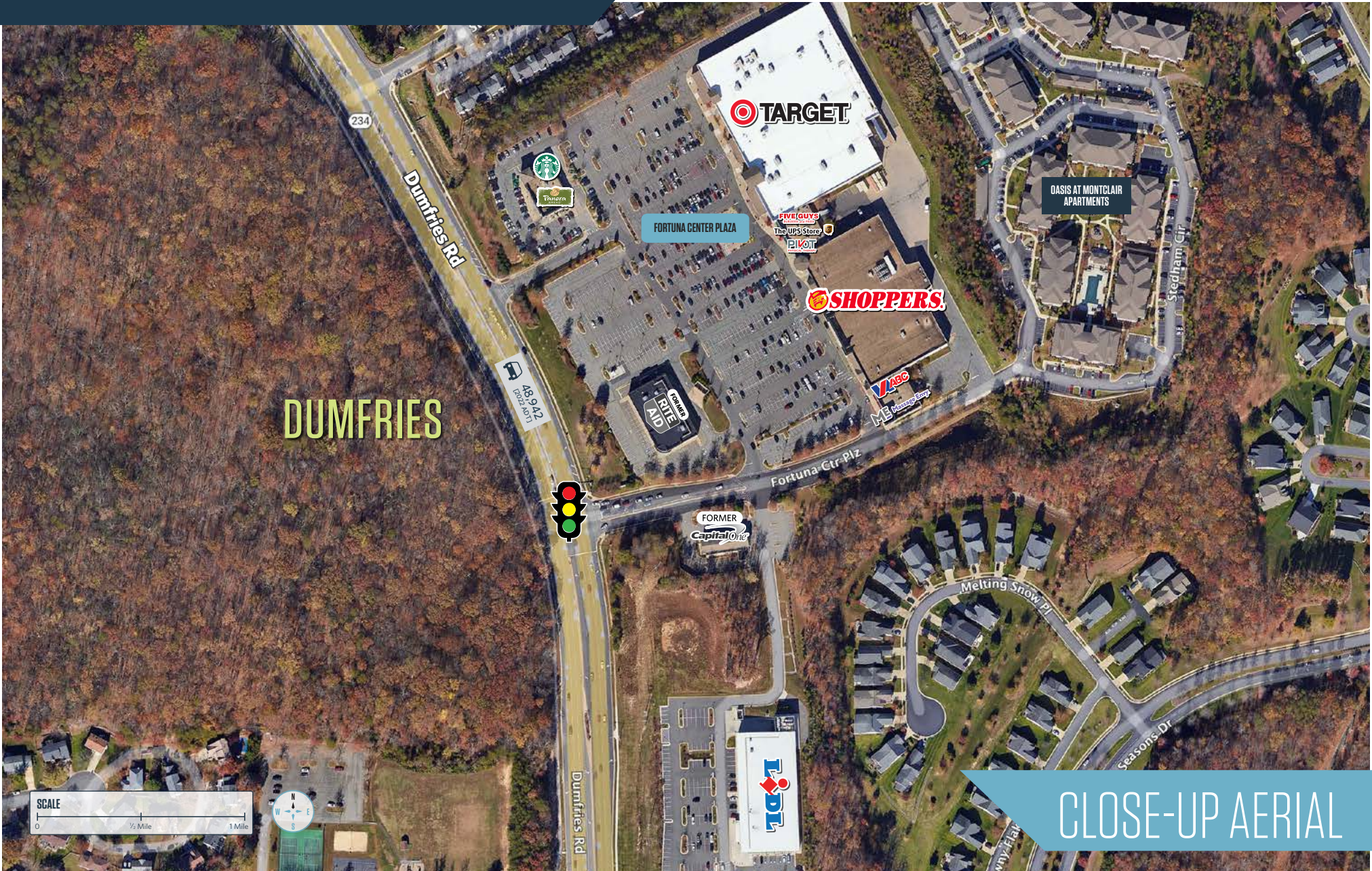
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CLOSE-UP AERIAL

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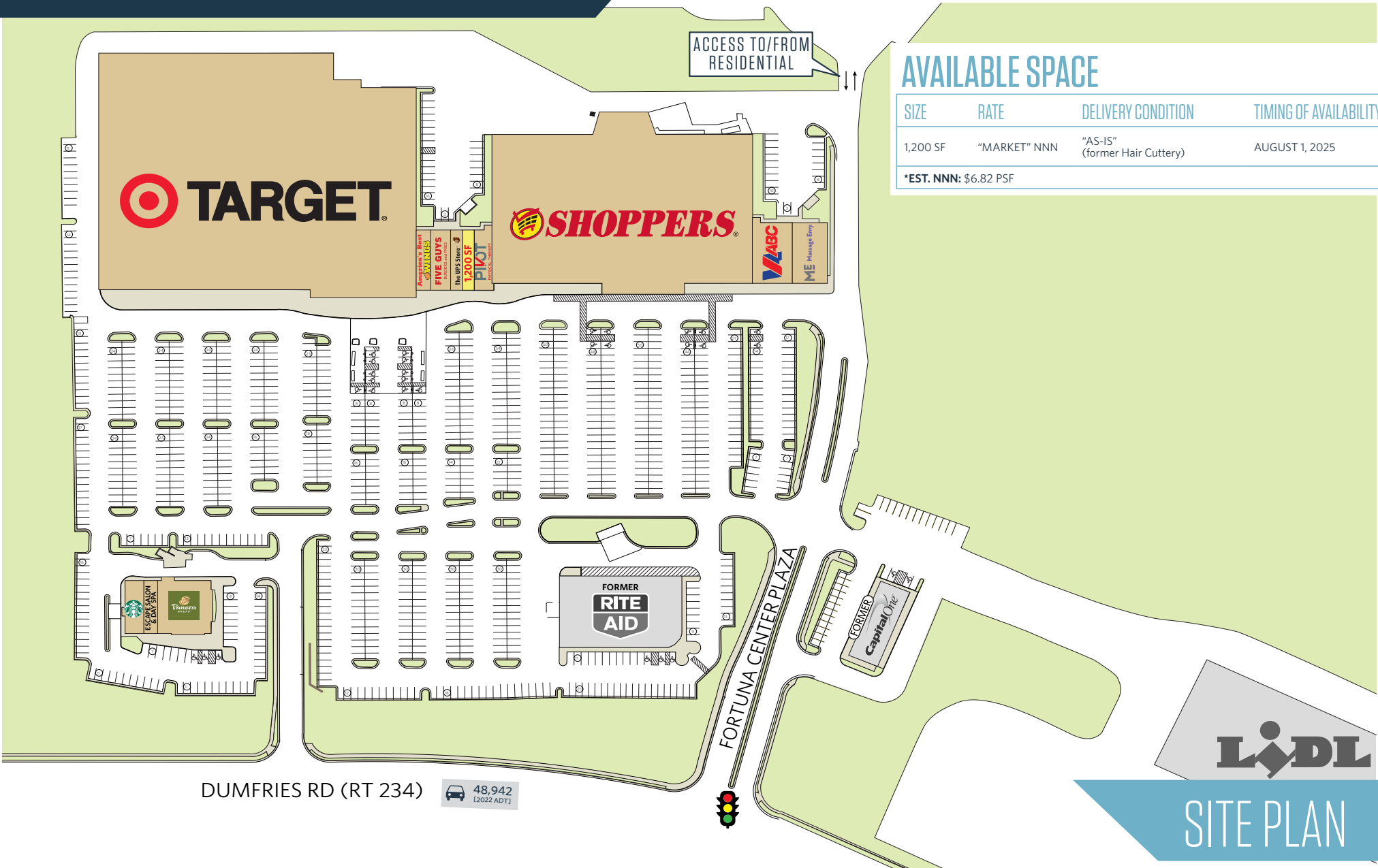
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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

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