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## RETAIL FOR LEASE

- Approximately 105,000 SF, Safeway anchored shopping center located along Minnieville Rd (44,542 ADT) and Dale Blvd (31,343 ADT) in Dale City, VA.
- 1,200 SF space potentially coming available. Currently occupied by PostNet. (Click for Virtual Walkthrough)
- 1,200 SF space potentially coming available. Currently occupied by Derby Empire. (Click for Virtual Walkthrough)
- Can be combined for 2,400 SF.
- Strong demographics— median household income of \$109,769 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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# SITE PLAN

# CHESHIRE STATION

4215 CHESHIRE STATION PLAZA, DALE CITY, VA 22193

- AVAILABLE
- COMING AVAILABLE
- NEGOTIATING
- LEASED

UNIT	TENANT	SQ. FT.
100	Tobacco Home	1,120
120	Virginia ABC	6,300
200	Safeway	55,163
300	Petco	12,000
410/420	My Nails	3,290
430	GNC	1,260
440	T-Mobile	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
800	AutoZone	5,400

**Total Square Feet: 105,054**



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# CLOSE-UP

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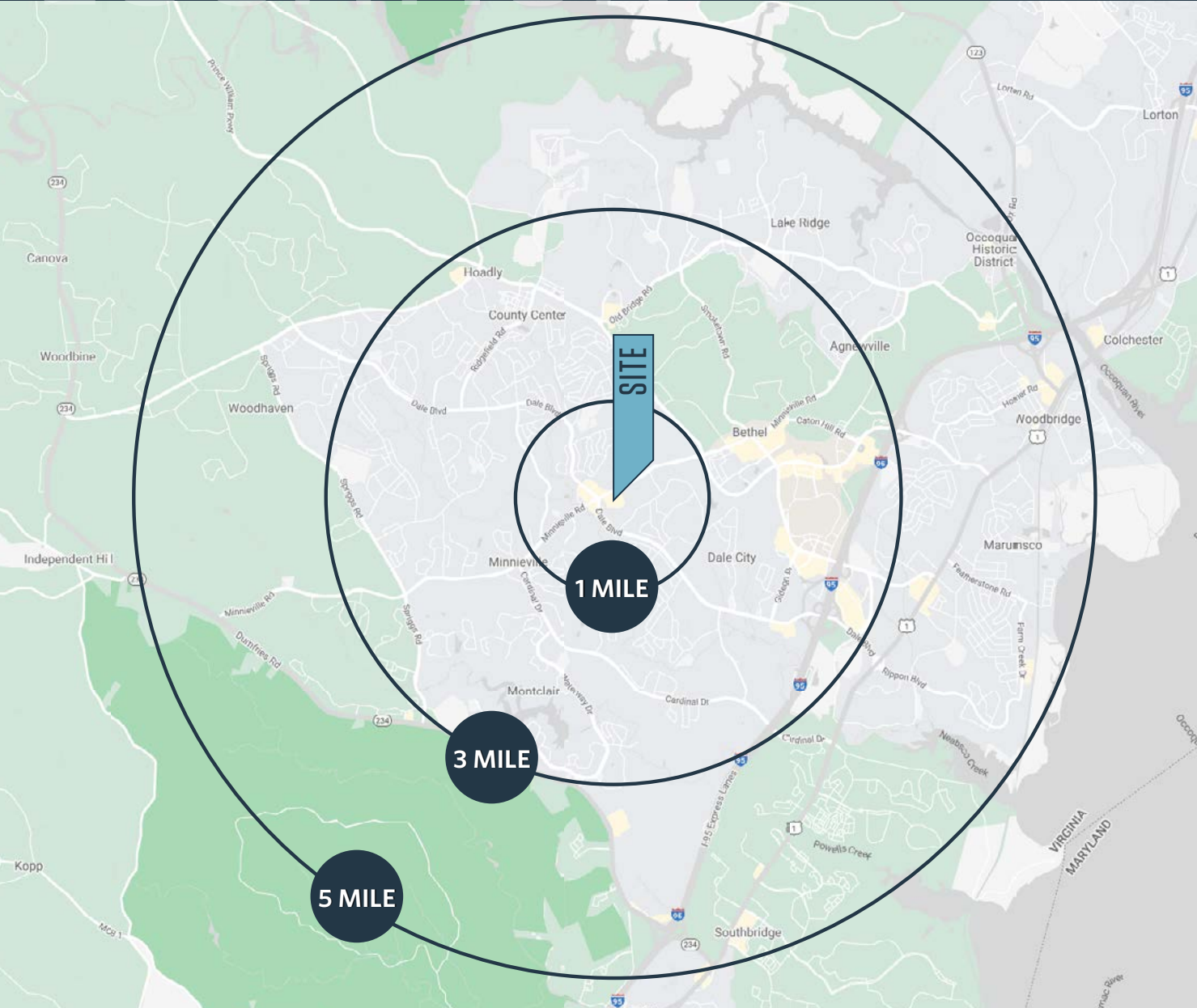
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# LOCATION

# CHESHIRE STATION

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## DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	17,295	119,368	256,334
Daytime Population	3,125	40,094	65,880
Households	5,571	36,657	82,523
Median HH Income	\$84,540	\$114,390	\$109,769

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Minnieville Rd.	44,542 ADT
Dale Blvd.	31,343 ADT

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