

# FORTUNA CENTER PLAZA

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



## RETAIL FOR LEASE

JOIN:  **SHOPPERS**



- FULLY LEASED
- Anchored by Target and Shoppers.
- Over 48,000 cars per day on Dumfries Rd.

### AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
N/A	"MARKET" NNN	N/A	N/A
*EST. NNN: \$6.82 PSF			

Forrest H. Morrill  
fmorrill@klnb.com  
703-268-2707

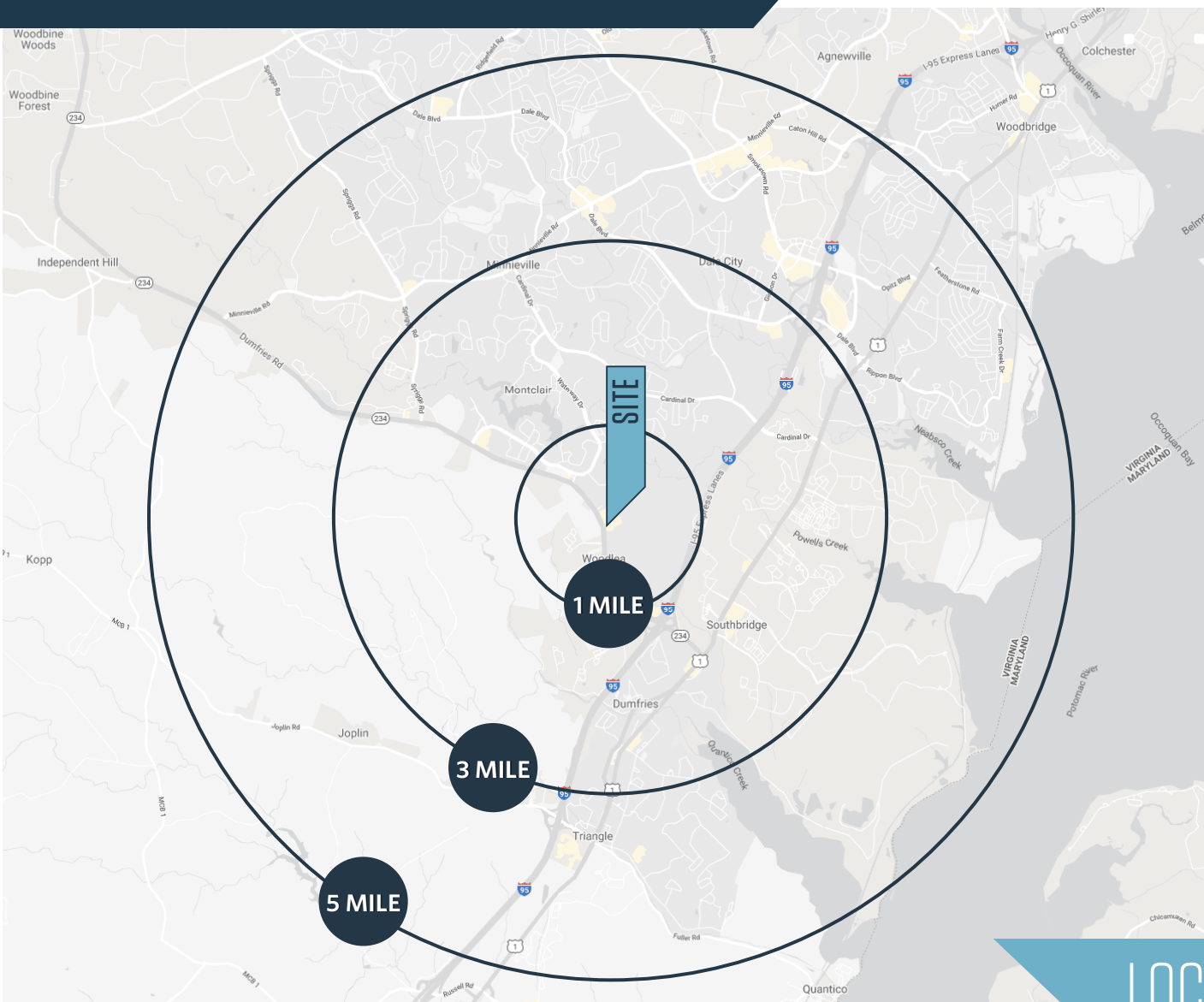
Dallon L. Cheney  
dcheney@klnb.com  
703-268-2703

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com



# FORTUNA CENTER PLAZA

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



## 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

**Forrest H. Morrill**  
fmorrill@klnb.com  
703-268-2707

**Dallon L. Cheney**  
dcheney@klnb.com  
703-268-2703

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
[klnb.com](http://klnb.com)





# FORTUNA CENTER PLAZA

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



Dumfries  
Prince William County | Virginia

PREPARED BY

**klnb**

- Google Earth Pro -  
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

Forrest H. Morrill  
fmorrill@klnb.com  
703-268-2707

Dallon L. Cheney  
dcheney@klnb.com  
703-268-2703

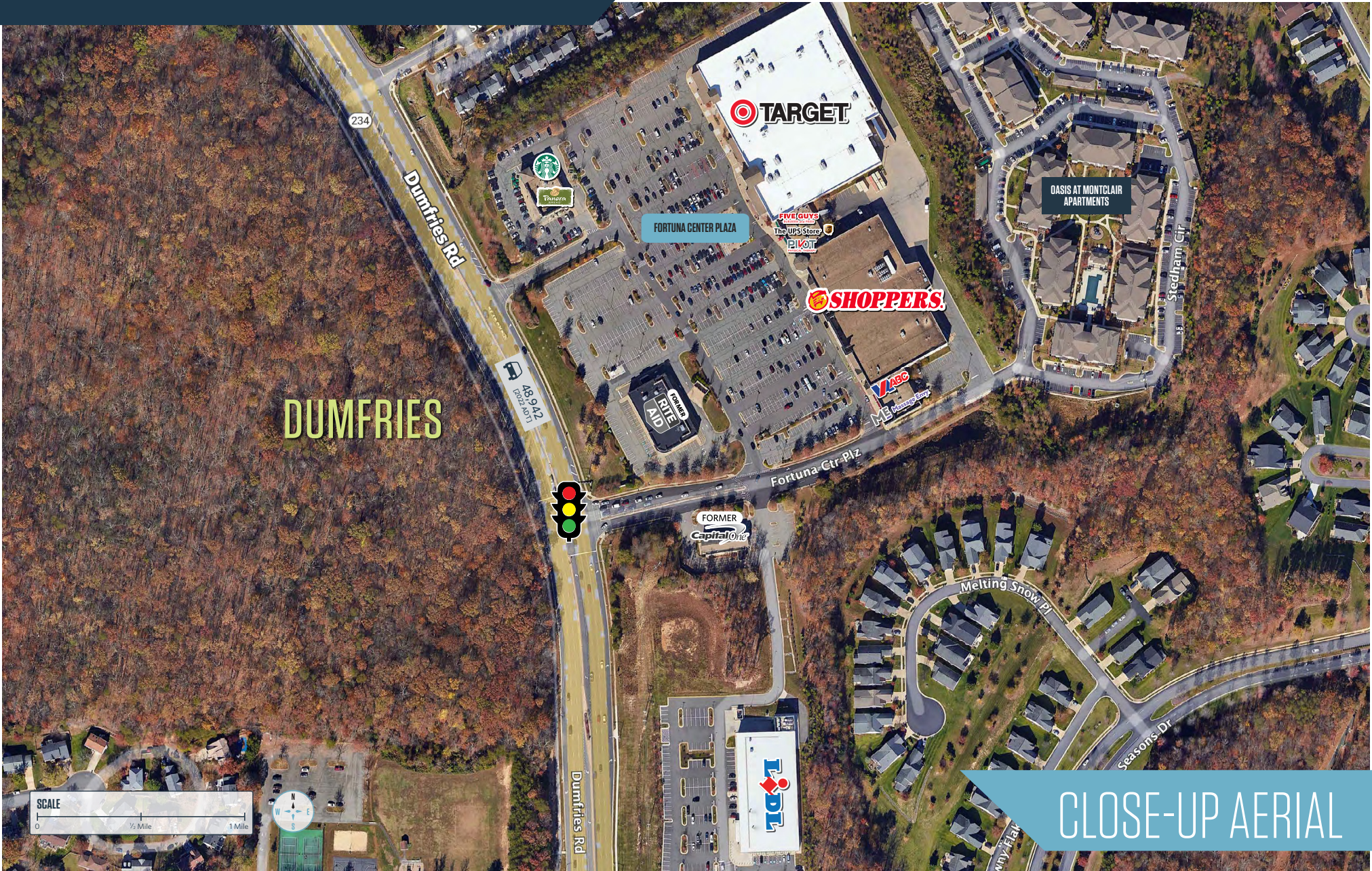
8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com





# FORTUNA CENTER PLAZA

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



CLOSE-UP AERIAL

Forrest H. Morrill  
fmorrill@klnb.com  
703-268-2707

Dallon L. Cheney  
dcheney@klnb.com  
703-268-2703

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com





# FORTUNA CENTER PLAZA

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



Forrest H. Morrill  
fmorrill@klnb.com  
703-268-2707

Dallon L. Cheney  
dcheney@klnb.com  
703-268-2703

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com





# FORTUNA CENTER PLAZA

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



PHOTOS

Forrest H. Morrill  
fmorrill@klnb.com  
703-268-2707

Dallon L. Cheney  
dcheney@klnb.com  
703-268-2703

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com

klnb



# FORTUNA CENTER PLAZA

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

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

**Forrest H. Morrill**  
fmorrill@klnb.com  
703-268-2707

**Dallon L. Cheney**  
dcheney@klnb.com  
703-268-2703

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182

[klnb.com](http://klnb.com)



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**klnb**