



## JOIN THESE RETAILERS

*Walgreens*

**DUNKIN'**

**DOLLAR GENERAL**

## RETAIL FOR LEASE

- **Route 1 Frontage:** Prime visibility to 30,000+ vehicles daily
- **Near The Rose Casino:** Minutes from major new entertainment draw
- **Co-Tenancy:** Strong co-tenancy with Walgreens & U-Mart
- **Improved Access:** Route 1 expansion boosts traffic flow
- **Growth Market:** Surrounded by residential and commercial development

**Bo Galles**  
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 703-424-4231

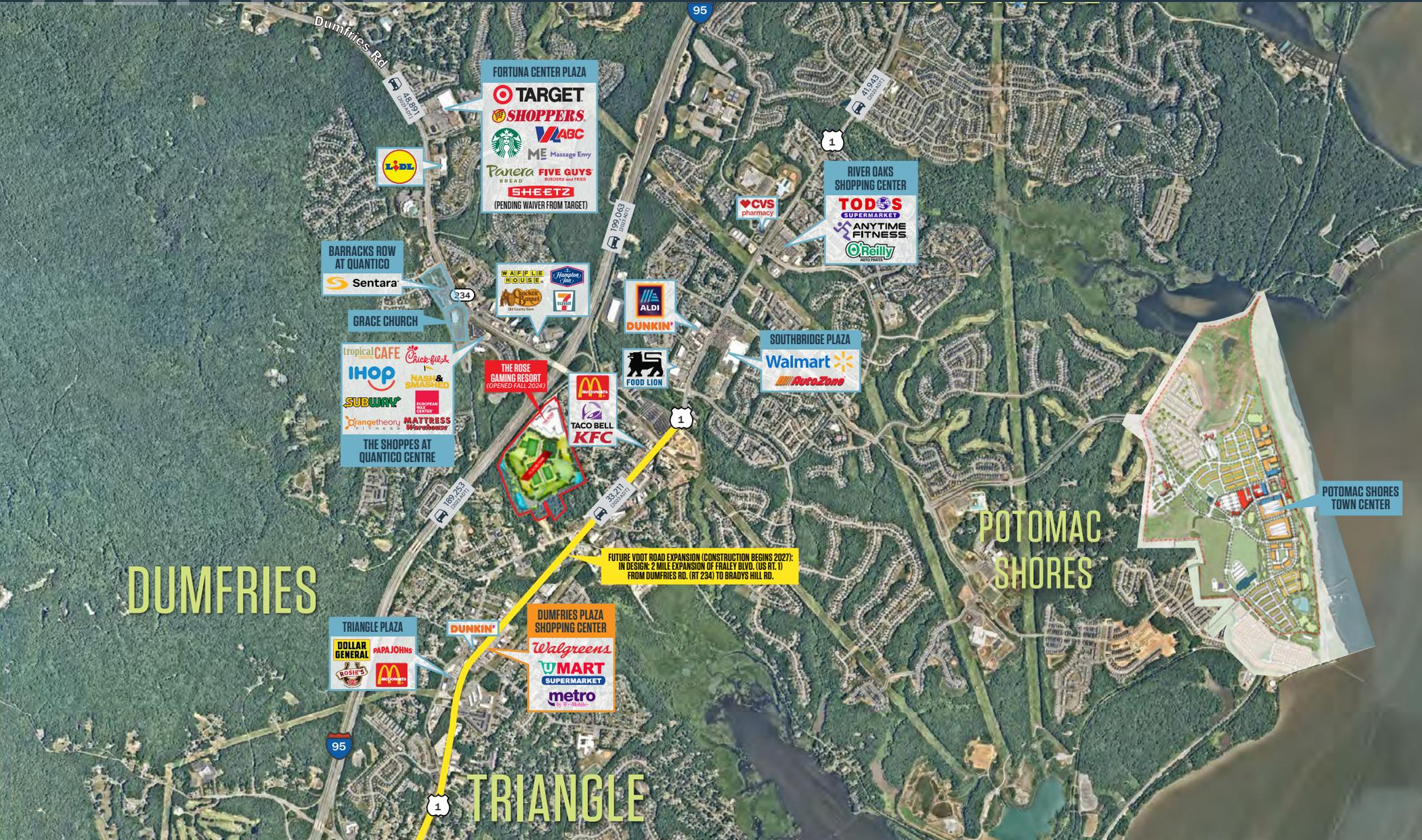
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# AERIAL

# DUMFRIES SHOPPING PLAZA

17985 DUMFRIES SHOPPING PLAZA, DUMFRIES, VA 22026, USA



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# MID-VIEW

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# CLOSEUP

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# FLOOR PLAN

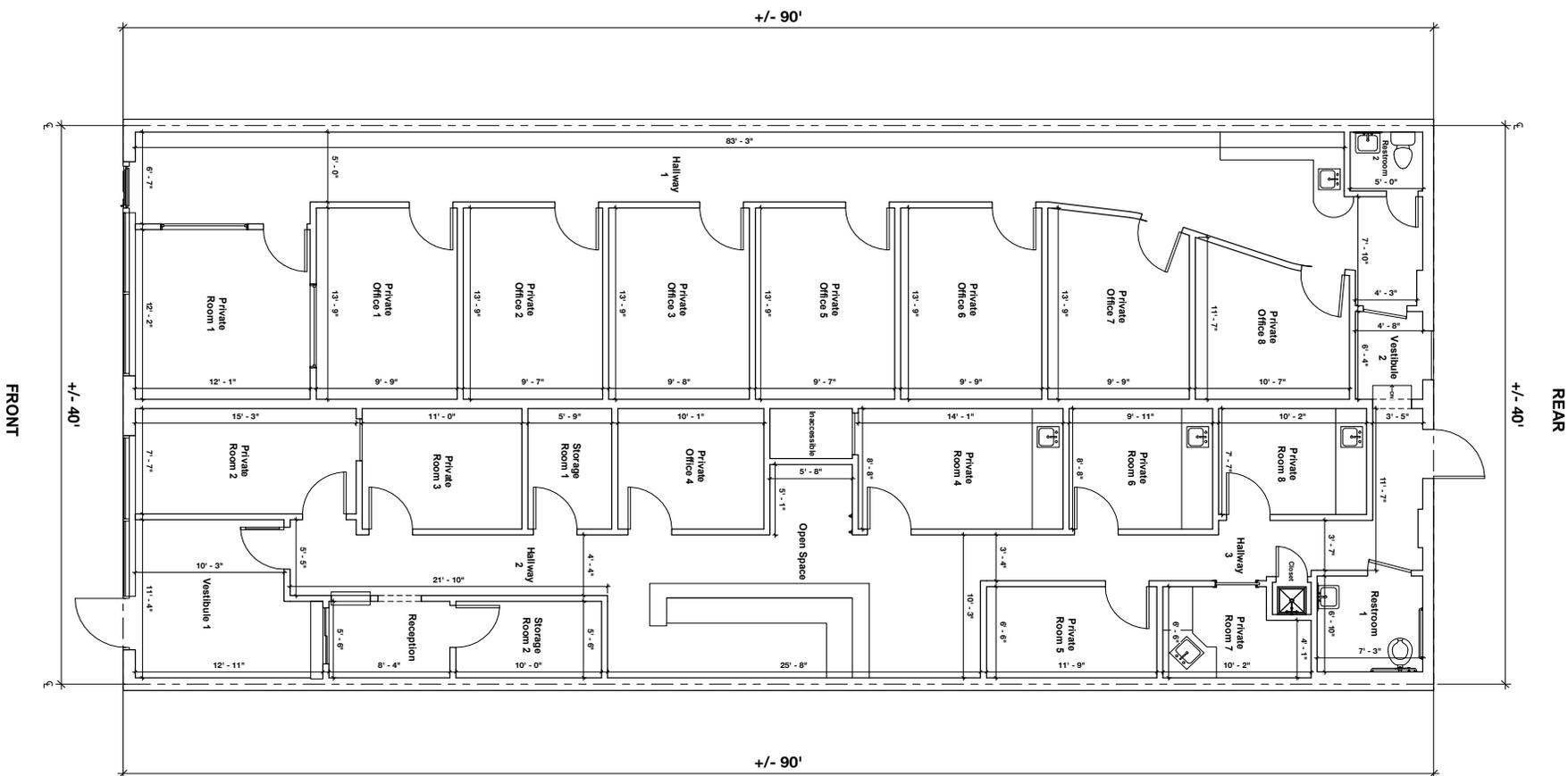
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## UNIT 18003 - 3,600 SF MEDICAL OFFICE



CLICK HERE FOR 3D TOUR



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# MEDICAL OFFICE SPACE

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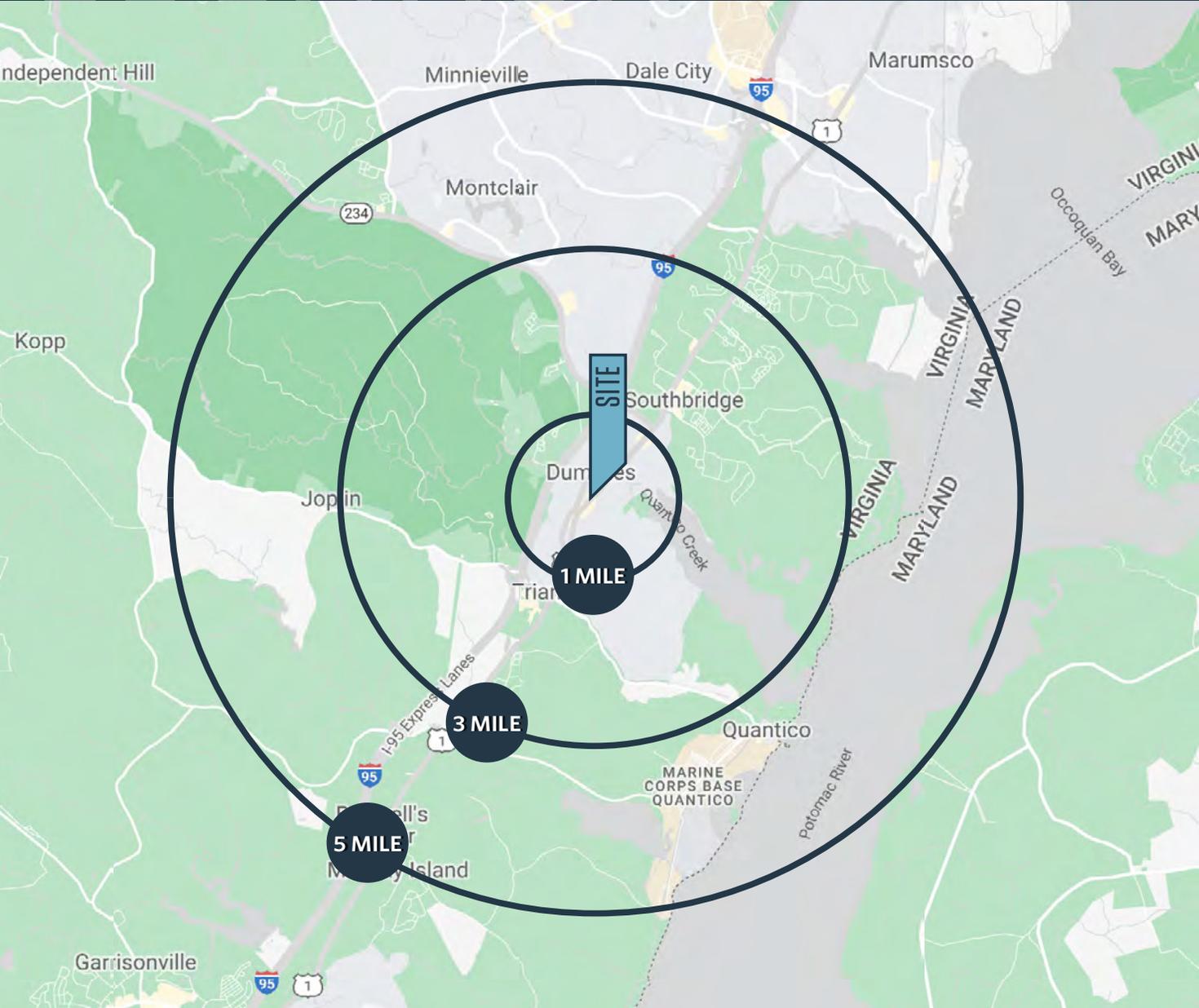
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# LOCATION

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## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
11,428	53,555	111,976
Daytime Population		
9,077	39,272	80,782
Households		
3,762	17,505	35,917
Average HH Income		
\$109,958	\$144,545	\$158,810

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Route 1	14,992 ADT
Interstate 95	187,914 ADT

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## FOR MORE INFORMATION, PLEASE CONTACT:

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