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RETAIL FOR LEASE

- Approximately 105,000 SF, Safeway anchored shopping center located along Minnieville Rd (47,221 ADT) and Dale Blvd (31,343 ADT) in Dale City, VA.
- 2,800 SF space coming available. Currently occupied by T-Mobile.
- Up to 2,400 SF, contiguous, available:
 - 1,200 SF space immediately available. Formerly occupied by PostNet. (Click for Virtual Walkthrough)
 - 1,200 SF space available. Currently occupied by Derby Empire. (Click for Virtual Walkthrough)
- 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.

VICTOR SALCIDO

victor@klnb.com | 240-755-2704

BILLY KELLY

bkelly@klnb.com | 703-268-2706

klnb.com

AVAILABLE
COMING AVAILABLE
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	VACANT	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



CLOSE-UP

CHESHIRE STATION

4215 CHESHIRE STATION PLAZA, DALE CITY, VA 22193



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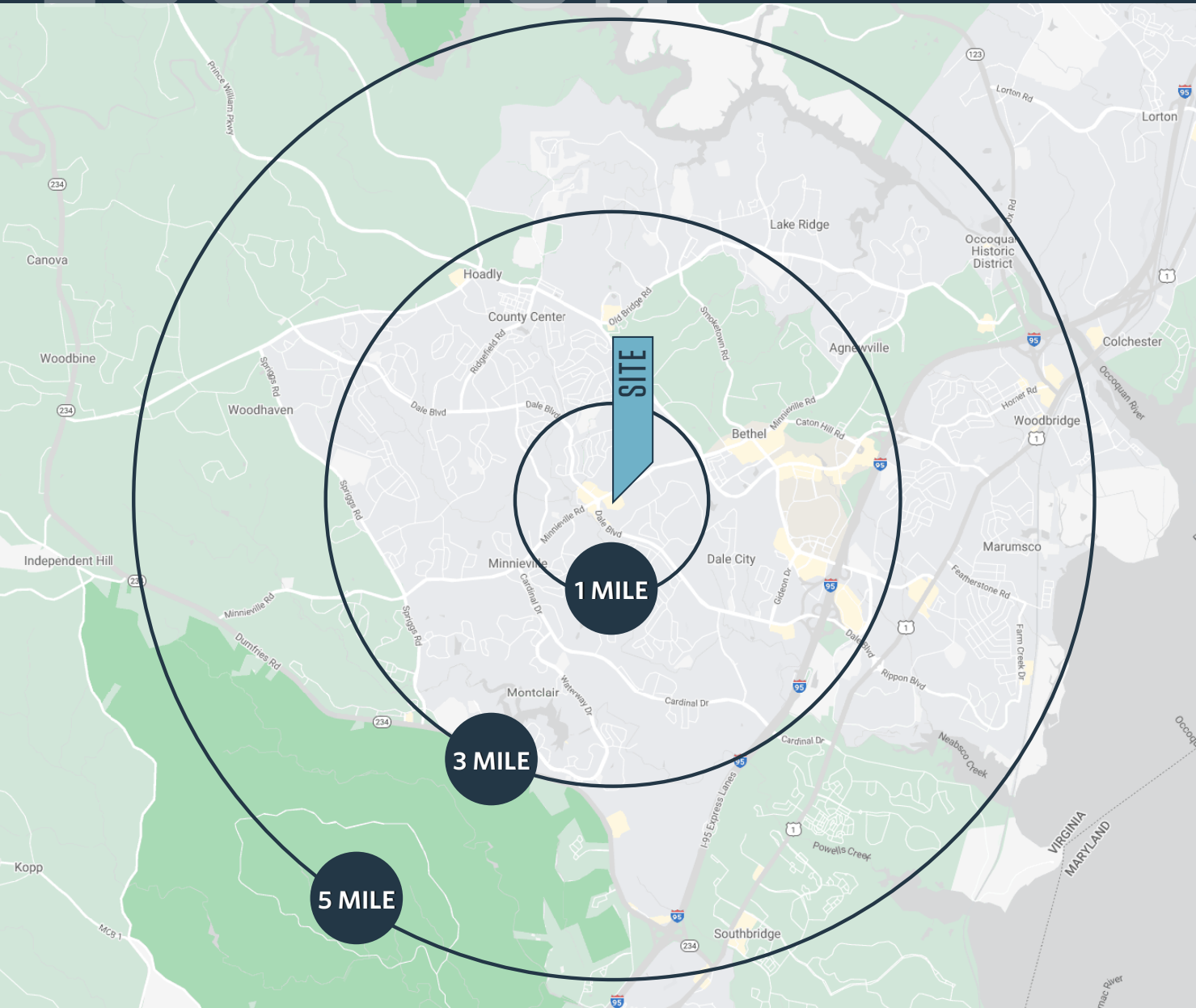
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LOCATION

CHESHIRE STATION

4215 CHESHIRE STATION PLAZA, DALE CITY, VA 22193



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
16,876	122,085	255,031
Daytime Population		
12,487	108,119	200,720
Households		
5,533	37,834	82,807
Median HH Income		
\$93,419	\$134,237	\$126,870

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Minnieville Rd.	47,221 ADT
Dale Blvd.	31,343 ADT

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klnb



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FOR MORE INFORMATION, PLEASE CONTACT:

VICTOR SALCIDO

vsalcido@klnb.com

240-755-2704

BILLY KELLY

bkelly@klnb.com

703-268-2706

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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klnb.com



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