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Walgreens

DUNKIN' 

DOLLAR GENERAL

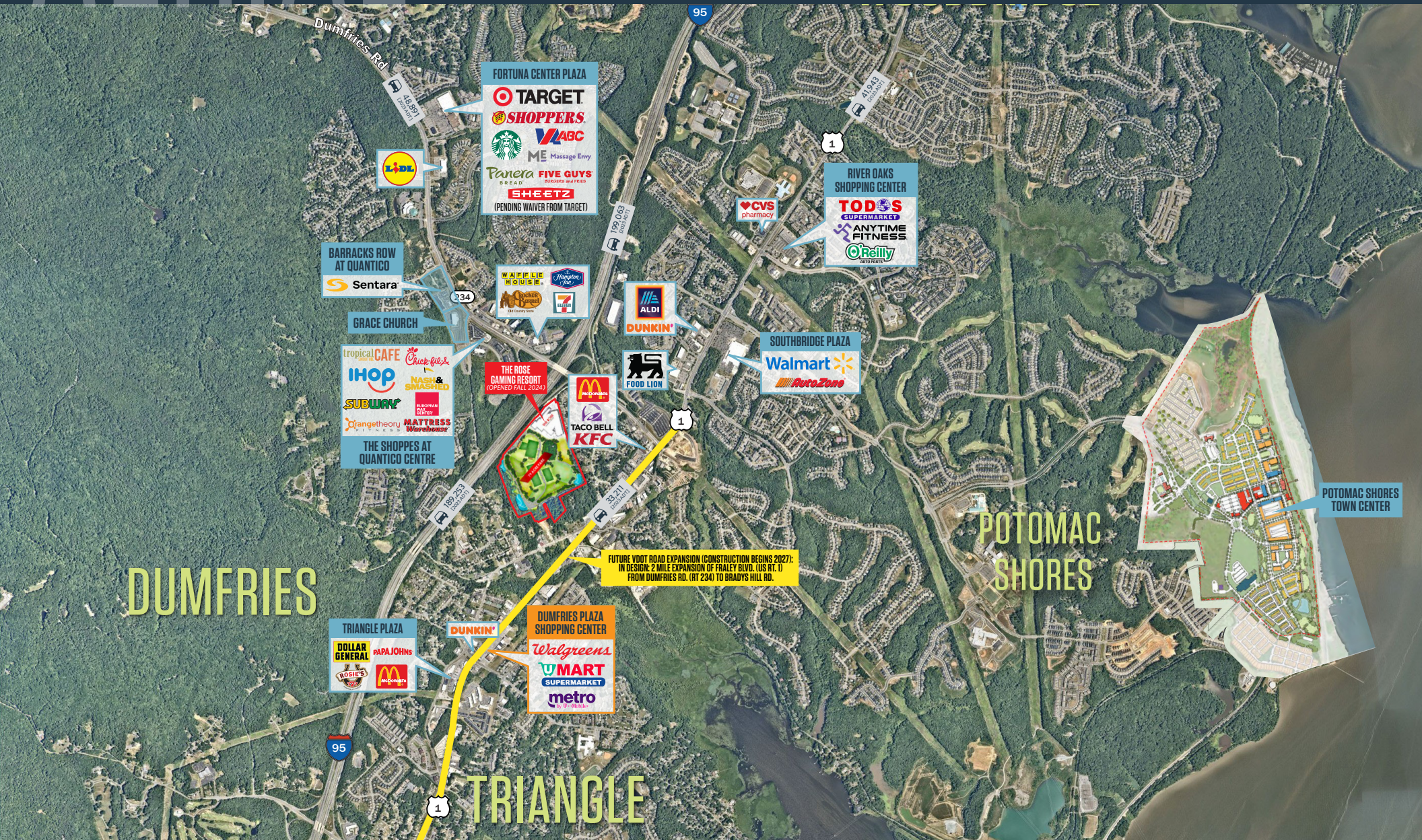
RETAIL FOR LEASE

- **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

AERIAL

DUMFRIES SHOPPING PLAZA

17985 DUMFRIES SHOPPING PLAZA, DUMFRIES, VA 22026, USA



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MID-VIEW

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FLOOR PLAN

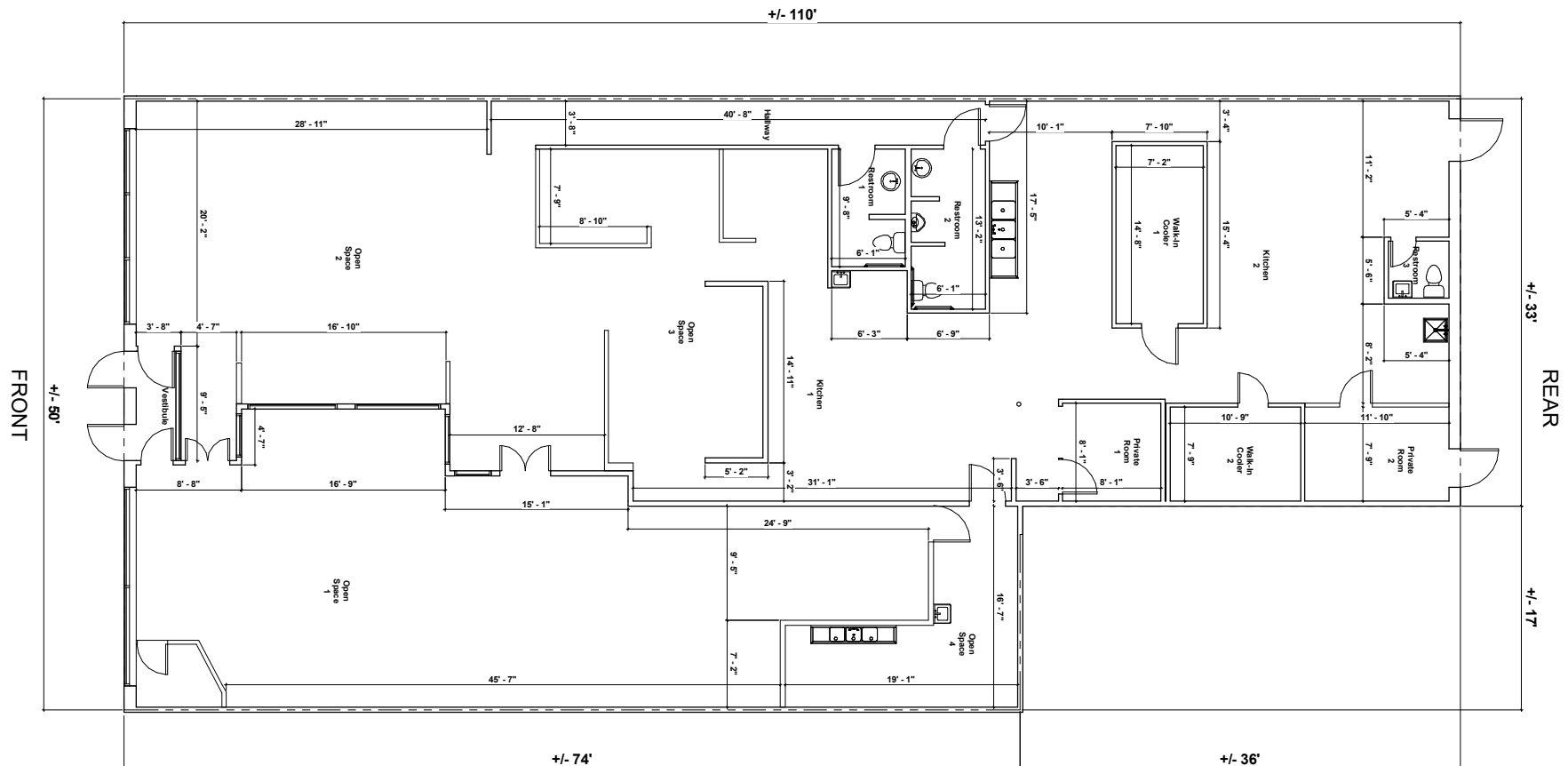
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UNIT 18035 - 4,922 SF RESTAURANT



CLICK HERE FOR 3D TOUR



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Architectural floor plan of a building layout. The plan is oriented with "FRONT" on the left and "REAR" on the right. The overall dimensions are +/- 90' in width and +/- 40' in depth.

The layout includes a central corridor (HALLWAY 1) and a rear corridor (HALLWAY 2). Rooms include Private Office 1 through 8, Private Room 1 through 8, Storage Room 1, Reception, Restroom 1, Restroom 2, and a Vestibule. The plan also shows an Open Space area and a Reception area.

Key features and dimensions:

- Overall Dimensions:** +/- 90' (width) x +/- 40' (depth).
- Central Corridor:** HALLWAY 1, 6' - 0" wide.
- Private Offices:** Private Office 1 (13' - 9" x 13' - 9"), Private Office 2 (13' - 9" x 13' - 9"), Private Office 3 (13' - 9" x 13' - 9"), Private Office 4 (13' - 9" x 13' - 9"), Private Office 5 (13' - 9" x 13' - 9"), Private Office 6 (13' - 9" x 13' - 9"), Private Office 7 (13' - 9" x 13' - 9"), Private Office 8 (11' - 7" x 13' - 9").
- Private Rooms:** Private Room 1 (12' - 2" x 12' - 2"), Private Room 2 (7' - 7" x 12' - 2"), Private Room 3 (11' - 0" x 11' - 0"), Private Room 4 (14' - 1" x 14' - 1"), Private Room 5 (6' - 6" x 11' - 0"), Private Room 6 (8' - 6" x 11' - 0"), Private Room 7 (6' - 6" x 11' - 0"), Private Room 8 (10' - 2" x 10' - 2").
- Storage:** Storage Room 1 (10' - 1" x 10' - 1").
- Reception:** Reception (5' - 6" x 5' - 6").
- Restrooms:** Restroom 1 (6' - 6" x 6' - 6"), Restroom 2 (6' - 6" x 6' - 6").
- Vestibule:** Vestibule 1 (11' - 4" x 11' - 4"), Vestibule 2 (6' - 4" x 6' - 4").
- Open Space:** Open Space (5' - 1" x 5' - 1").
- Hallways:** HALLWAY 1 (6' - 0" wide), HALLWAY 2 (4' - 4" wide).
- Other:** Restroom 1, Restroom 2, Vestibule 1, Vestibule 2, Open Space, Reception, Storage Room 1, Private Office 1 through 8, Private Room 1 through 8.



MEDICAL OFFICE SPACE

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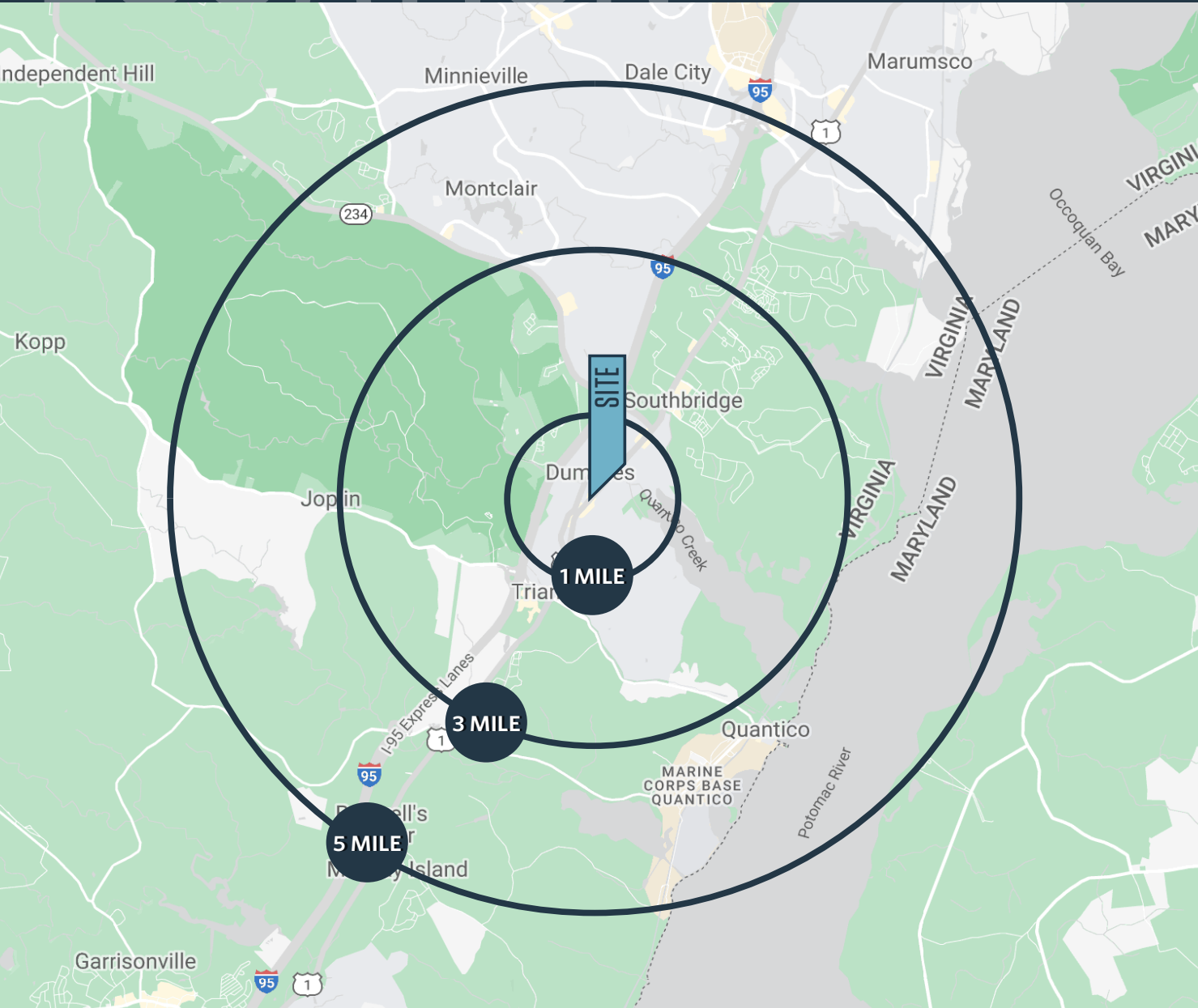
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LOCATION

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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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