THE SHOPPES AT QUANTICO CENTER

3900 FETTLER PARK DRIVE, DUMFRIES, VA 22025, PRINCE WILLIAM COUNTY





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SUBWAY
tropical SMOOTHIE CAFE
ZIPS DRY CLEANERS
America's One Price Dry Cleaner

HIGHLIGHTS

- Excellent visibility on highly trafficked Route 234.
- Home to established communities that are experiencing tremendous growth with new housing.
- Prince William County is the 2nd fastest growing county in Virginia (US Census Bureau).
- Conveniently located just West of I-95 and Exit 152.

AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY TIMING
3,500 SF	MARKET	EXISTING URGENT CARE	3/1/2027
1,208 SF	MARKET	FORMER WAXING SALON	IMMEDIATE
***EST. NNN:** $14.00 PSF			

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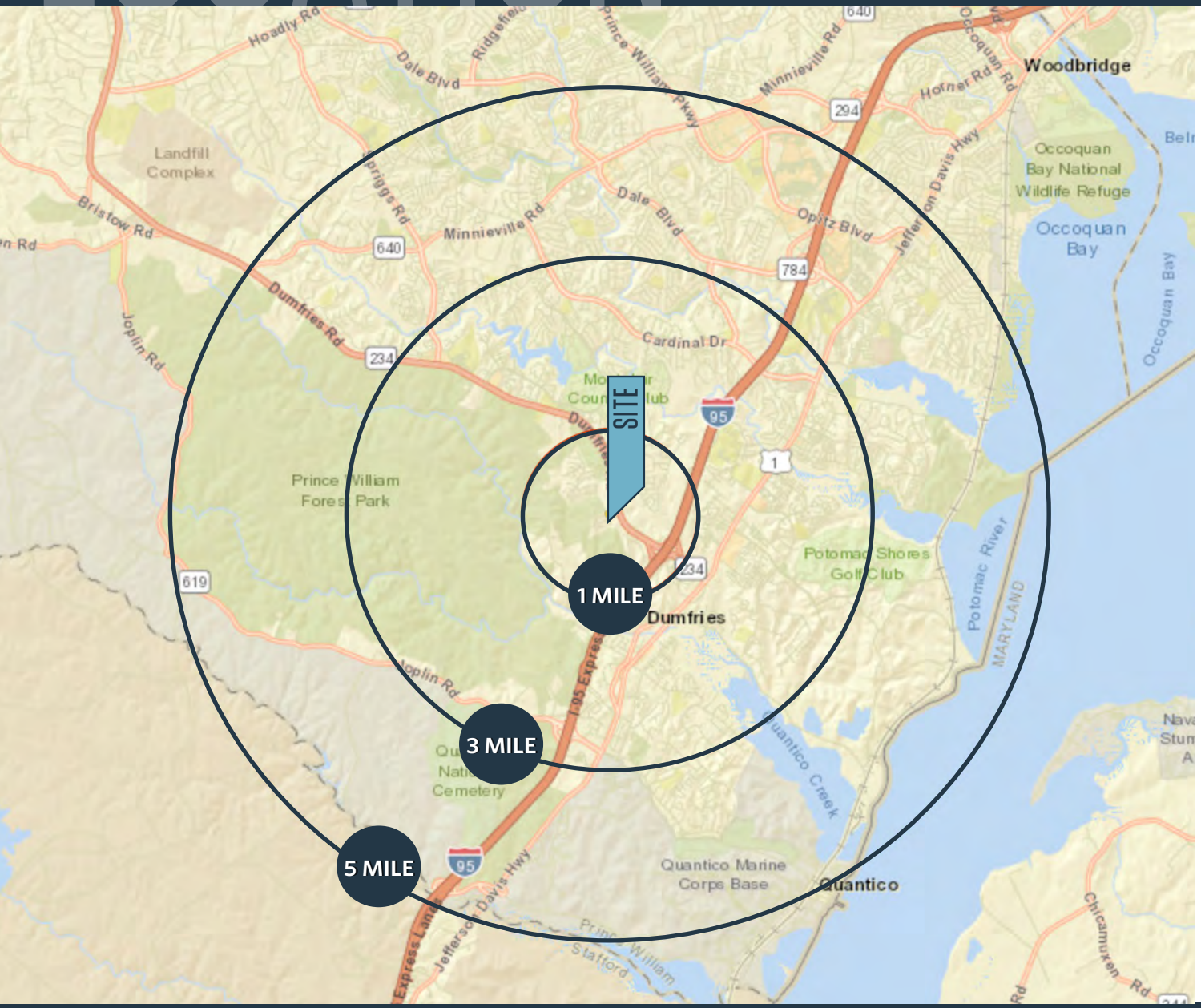
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LOCATION

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DEMOGRAPHICS | 2026:

	1-MILE	3-MILE	5-MILE
Population	8,350	74,518	163,737
Daytime Population	7,050	51,482	132,905
Households	2,812	23,734	53,191
Average HH Income	$143,554	$164,527	$157,612

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2025:

Dumfries Rd. (Route 234)	49,103 ADT
I-95	149,700 ADT

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SITE PLAN

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*SITE PLAN IS SUBJECT TO CHANGE

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CLOSE-UP

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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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