



NEIGHBORING RETAILERS



RETAIL FOR LEASE

- Dumfries' newest retail development, conveniently located West of I-95, Exit 152B.
- The project will encompass approximately 70,000+ SF of retail space with two Pad sites.
- 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).

PROJECT TIMING

- Reengage Site Work: 3rd Quarter 2020
- Delivery of Finished Pad Building Envelopes: 4th Quarter 2020
- Cold Dark Shell Delivery for Anchor & Inline Retail Space: 1st Quarter 2021
- Shopping Center Grand Opening: 2nd Quarter 2021

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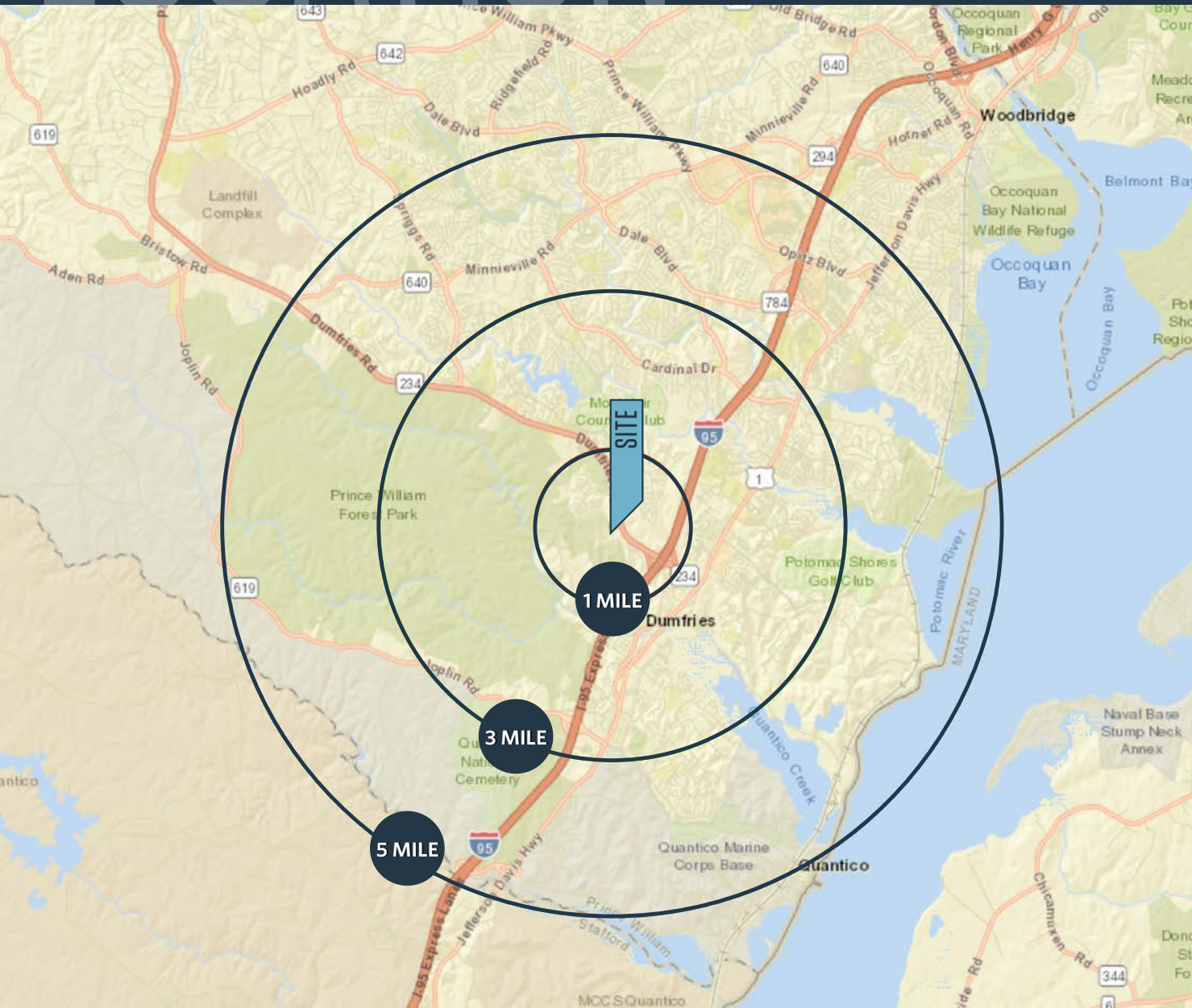
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LOCATION

BARRACKS ROW AT QUANTICO

ROUTE 234 (DUMFRIES RD.) & TALON DR. (4101 TALON DR.), DUMFRIES, VA 22025, PRINCE WILLIAM COUNTY



DEMOGRAPHICS | 2019:

	1-MILE	3-MILE	5-MILE
Population	10,770	62,395	137,224
Daytime Population	3,444	11,134	31,425
Households	3,368	20,293	44,463
Average HH Income	\$110,928	\$128,059	\$123,460

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

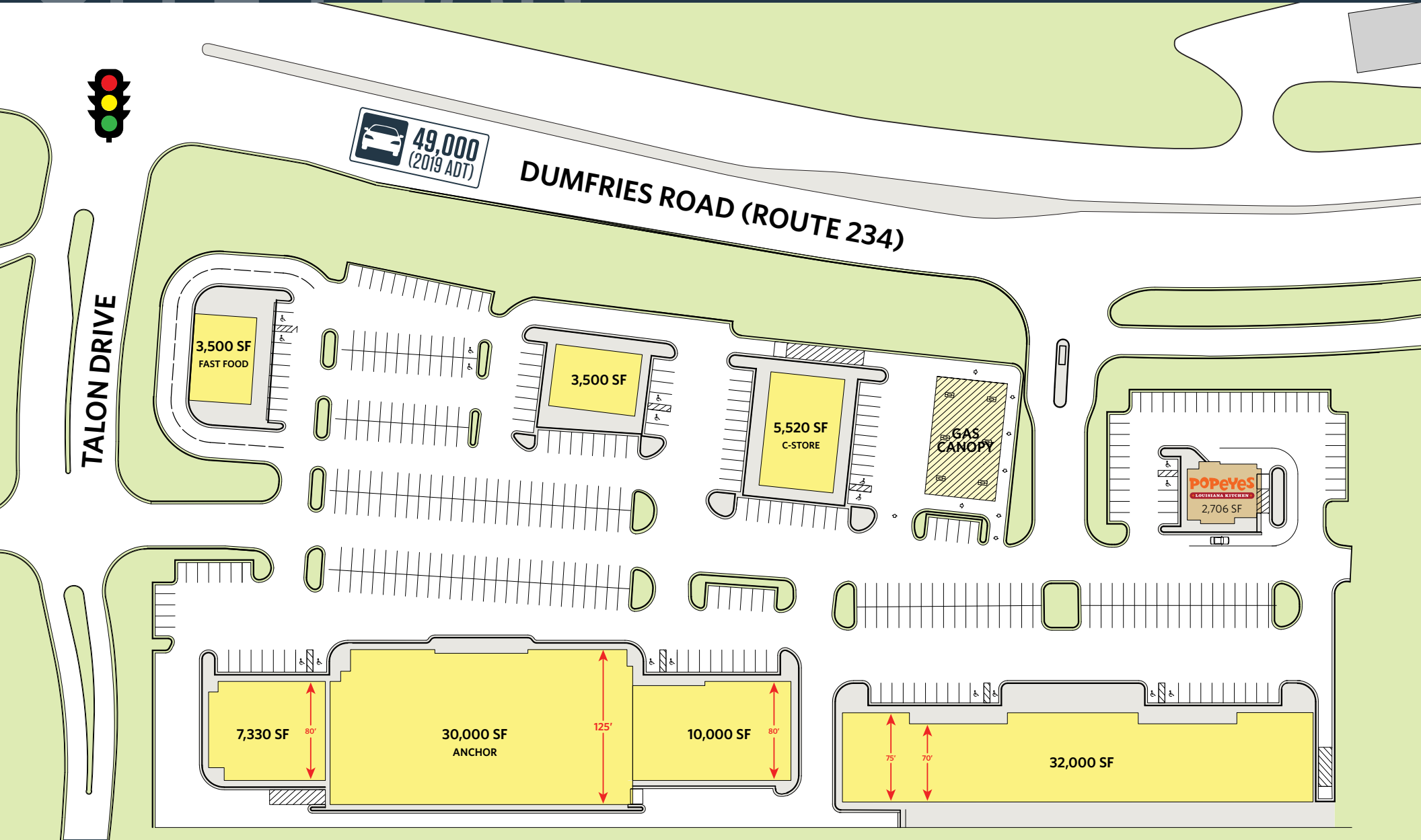
TRAFFIC COUNTS | 2019:

Dumfries Rd. (Route 234)	49,000 ADT
I-95	173,000 ADT

SITE PLAN

BARRACKS ROW AT QUANTICO

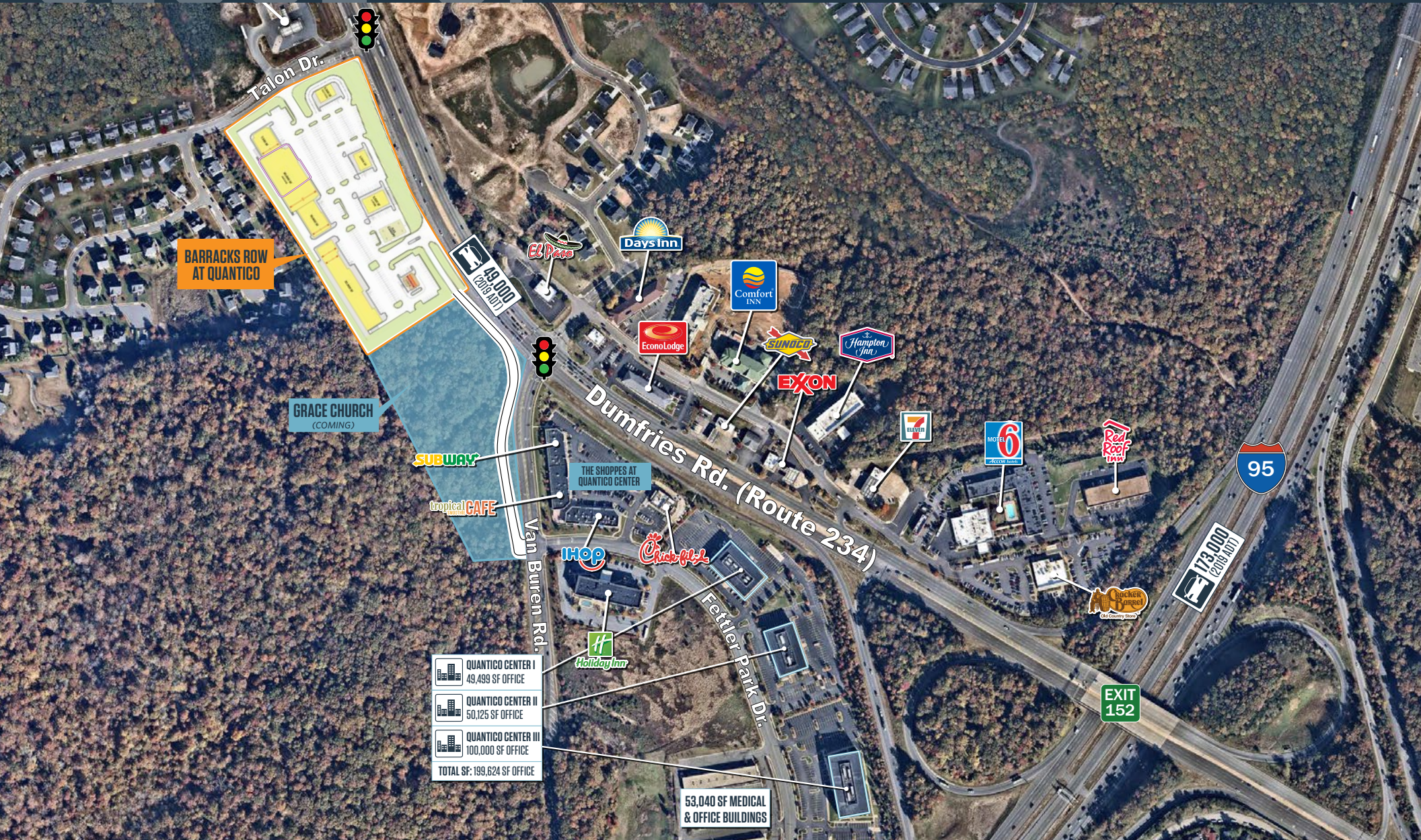
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CLOSE-UP

BARRACKS ROW AT QUANTICO

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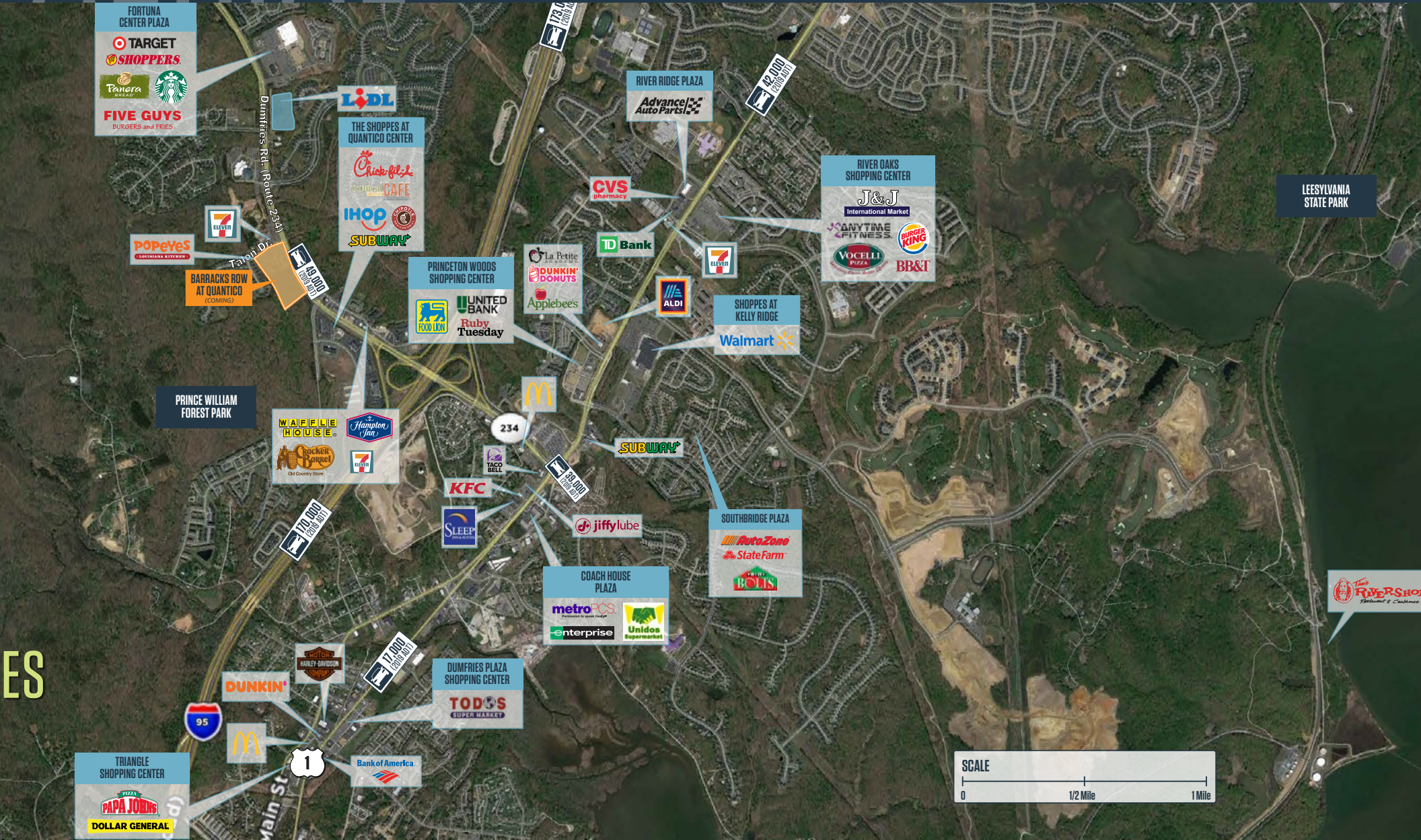
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ELEVATIONS

BARRACKS ROW AT QUANTICO

ROUTE 234 (DUMFRIES RD.) & TALON DR. (4101 TALON DR.), DUMFRIES, VA 22025, PRINCE WILLIAM COUNTY

RIGHT SIDE (BORDERING TALON DRIVE)

MATCH LINE



LEFT SIDE (BORDERING GRACE CHURCH PROPERTY)

MATCH LINE



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FOR MORE INFORMATION, PLEASE CONTACT:

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