



JOIN



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.

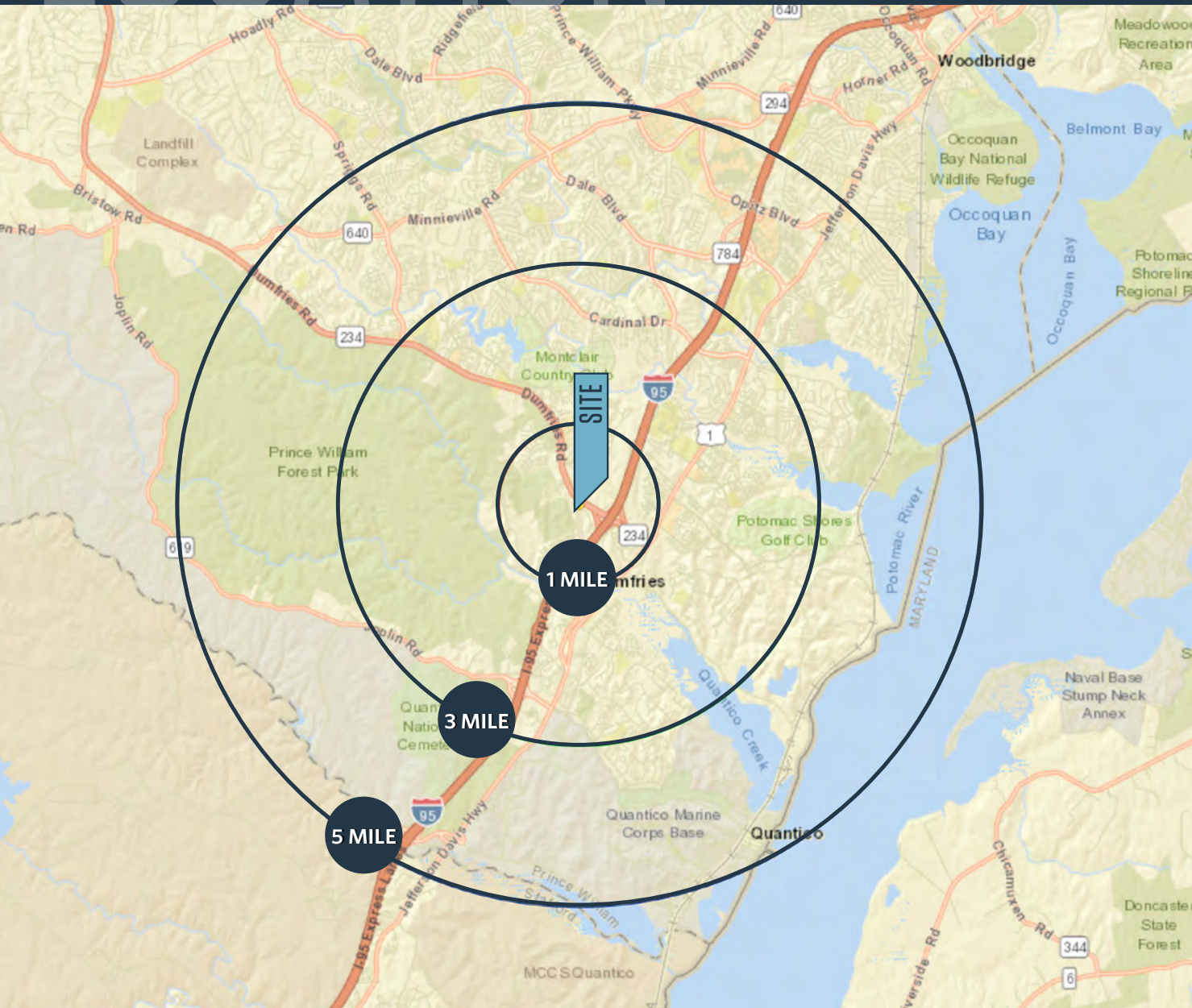
AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY TIMING
1,888 SF	\$39.00 PSF NNN	"AS-IS" (2nd GEN RESTAURANT - ALL FF&E WILL CONVEY)	IMMEDIATELY
4,016 SF	\$35.00 PSF NNN	"AS-IS"	IMMEDIATELY
<i>OR IF 4,016 SF SPACE IS SUBDIVIDED:</i>			
1,506 SF	\$39.00 PSF NNN	VANILLA SHELL	IMMEDIATELY
2,510 SF	\$37.00 PSF NNN	VANILLA SHELL	IMMEDIATELY
*Est. NNN: \$11.53 PSF			

LOCATION

THE SHOPPES AT QUANTICO CENTER

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



DEMOGRAPHICS | 2020:

	1-MILE	3-MILE	5-MILE
Population	7,945	68,057	147,275
Daytime Population	1,835	10,982	34,246
Households	2,812	22,083	47,755
Average HH Income	\$125,230	\$132,077	\$125,995

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Dumfries Rd. (Route 234)	49,000 ADT
I-95	170,000 ADT

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SITE PLAN

THE SHOPPES AT QUANTICO CENTER

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



DUMFRIES ROAD

MONUMENT SIGNAGE AVAILABLE



SIZE	RATE	CONDITION	DELIVERY TIMING
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4,016 SF	\$35.00 PSF NNN	"AS-IS"	IMMEDIATELY
OR IF 4,016 SF SPACE IS SUBDIVIDED:			
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2,510 SF	\$37.00 PSF NNN	VANILLA SHELL	IMMEDIATELY

*Est. NNN: \$11.53 PSF

*SITE PLAN IS SUBJECT TO CHANGE

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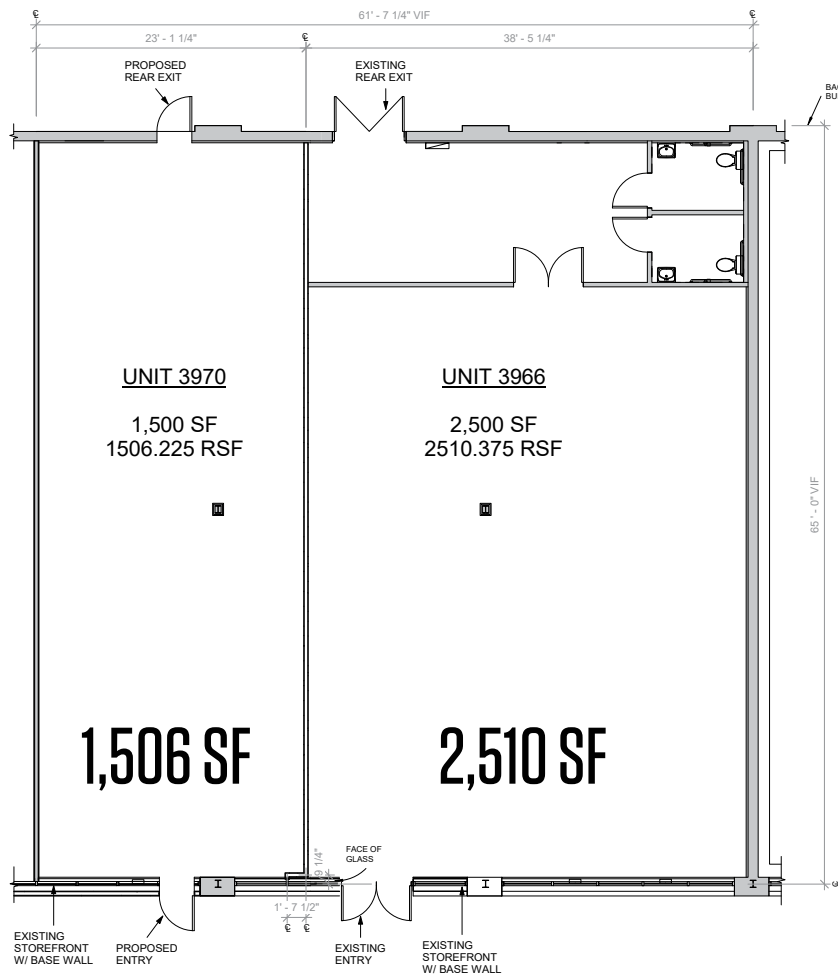


SPACE PLANS

THE SHOPPES AT QUANTICO CENTER

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

POTENTIAL SUBDIVISION OF 4,016 SF SPACE



CLOSE-UP

THE SHOPPES AT QUANTICO CENTER

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



- QUANTICO CENTER I
49,499 SF OFFICE
- QUANTICO CENTER II
50,125 SF OFFICE
- QUANTICO CENTER III
100,000 SF OFFICE
- TOTAL SF: 199,624 SF OFFICE

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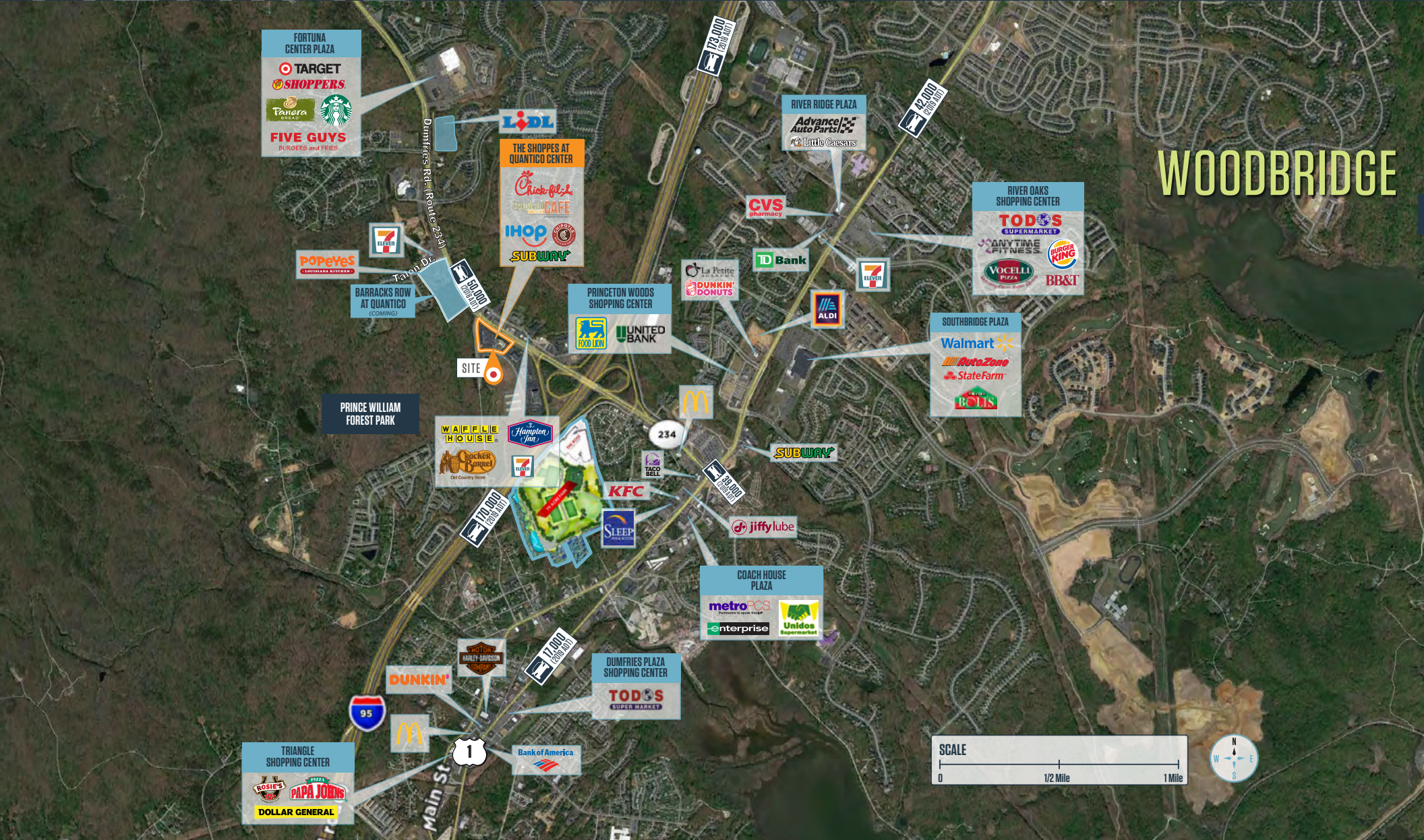
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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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