

4425 FORTUNA CENTER PLAZA

4425 Fortuna Center Plaza, Dumfries, VA 22310
Prince William County



**4% CO-OP FOR SALE PRIOR TO
APRIL 30, 2021**

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS:

- Outstanding freestanding 3,650 SF building situated at a traffic signal on Dumfries Road, Route 234
- Premier Pad Building at main entrance to 240,000 SF Fortuna Village, including Target, Shoppers, Panera Bread, Starbucks and Lidl
- Opportunity for bank, fast food, urgent care, QSR with drive-thru or car wash
- Dumfries Road, 49,000 ADT commuter connection to Interstate 95

AVAILABLE SPACE:

- Size: 3,650 SF
- Sale Price: \$2,300,000
- Lease Rate: \$175,000 NNN
- Condition: Tenant Improvement Allowance Available
- Delivery: Immediate
- Parking: 34 Spaces

NEARBY:



Joe Fleischmann
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Phil Ruxton
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Matt Locraft
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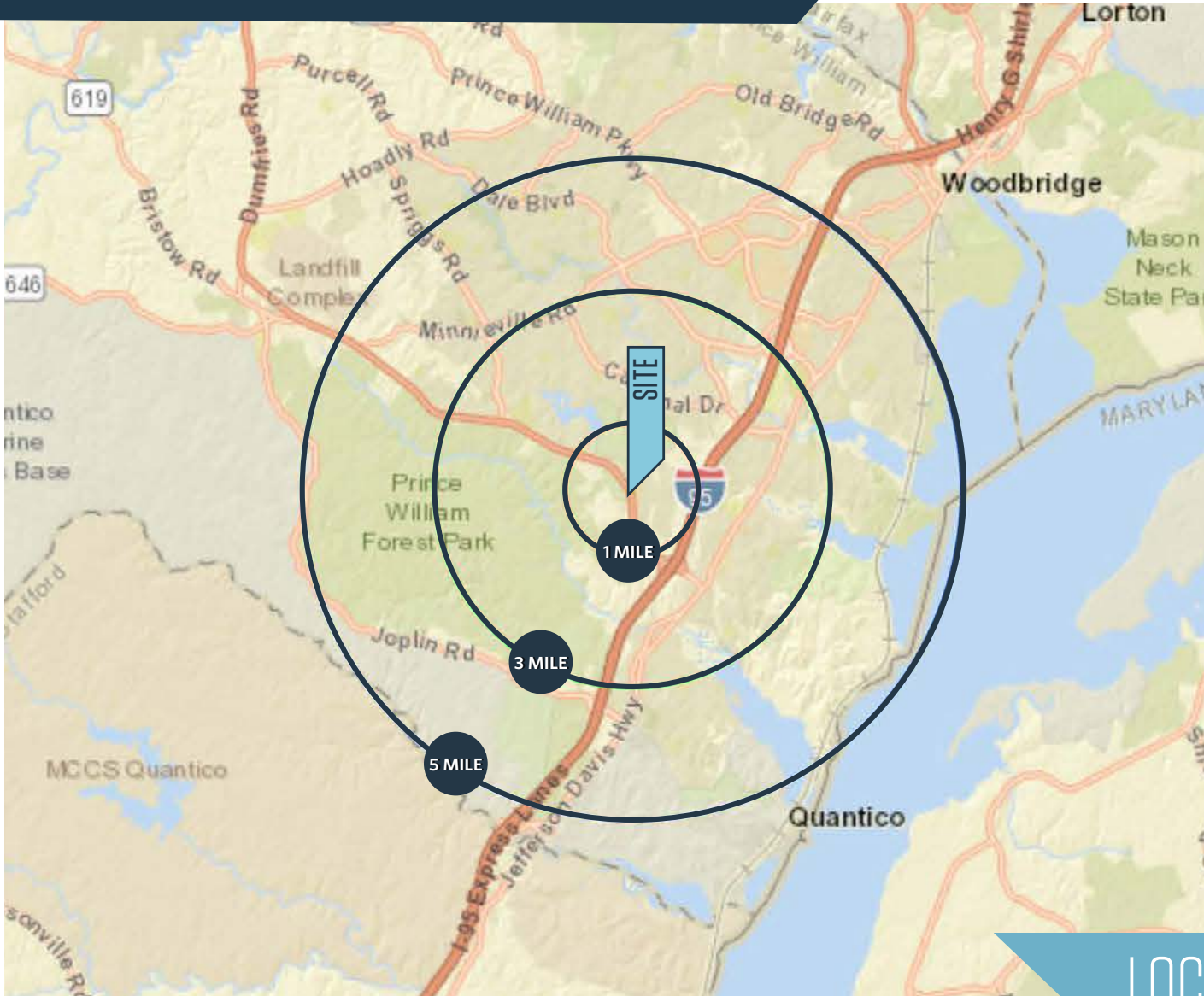
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1788 HOLDINGS

klnb

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DEMOGRAPHICS | 2019:

3-MILE	5-MILE	7-MILE
Population		
79,360	171,909	257,122
Daytime Population		
12,366	42,736	67,490
Households		
26,542	54,097	82,672
Average HH Income		
\$126,473	\$123,666	\$123,116
Median HH Income		
\$97,375	\$95,948	\$95,343

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Dumfries Road	49,000 ADT
I-95	170,000 ADT

LOCATION & DEMOGRAPHICS

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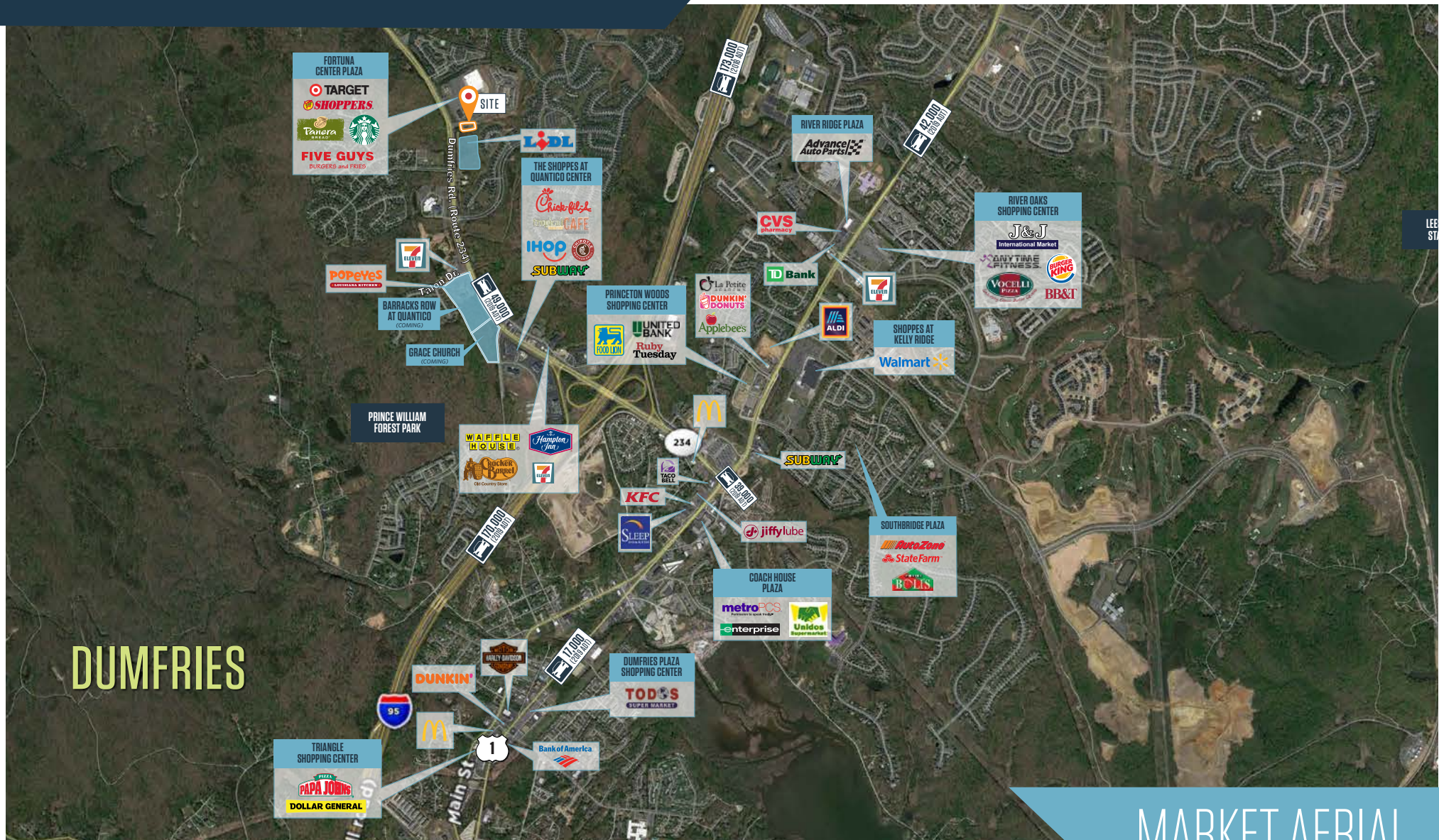
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MARKET AERIAL

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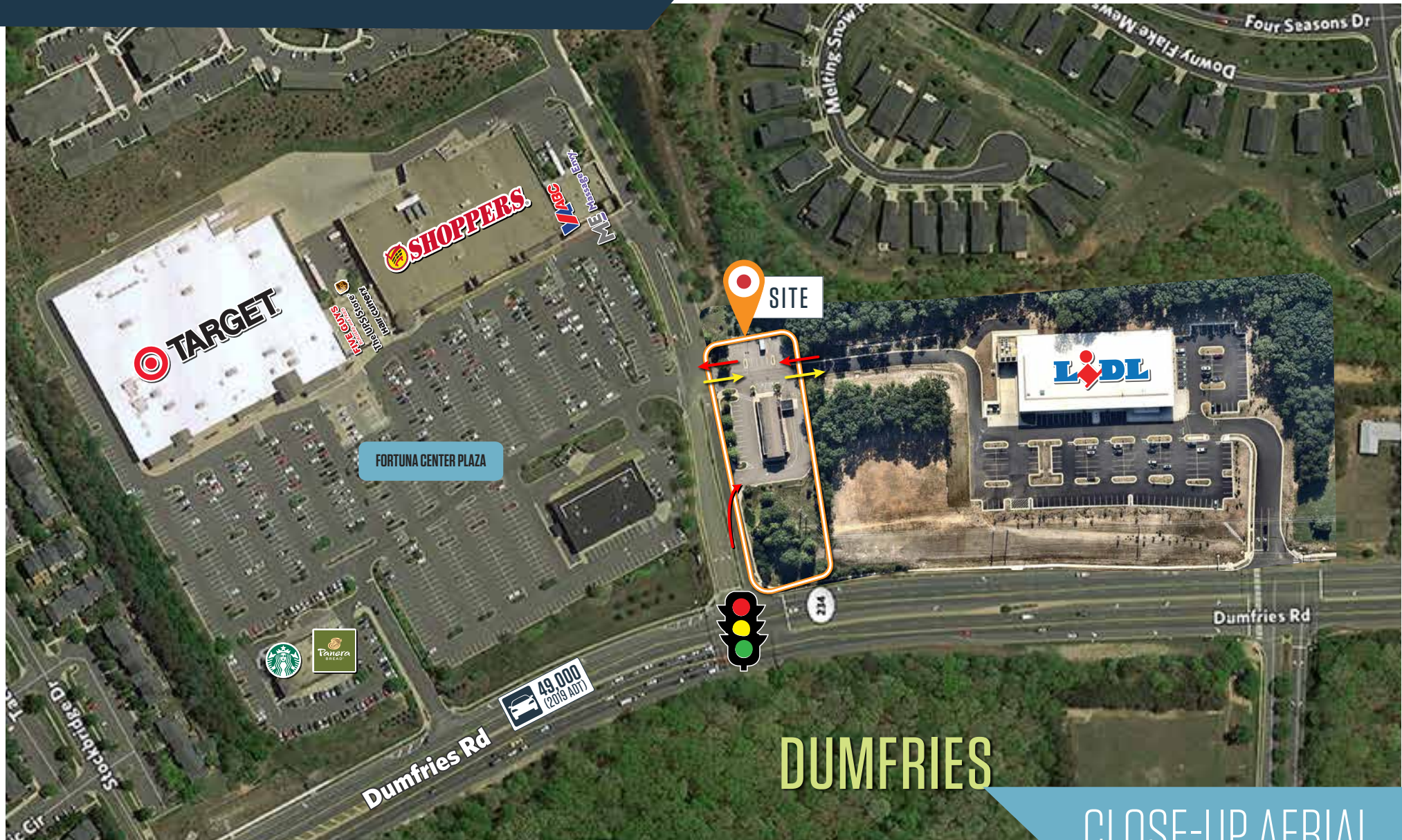
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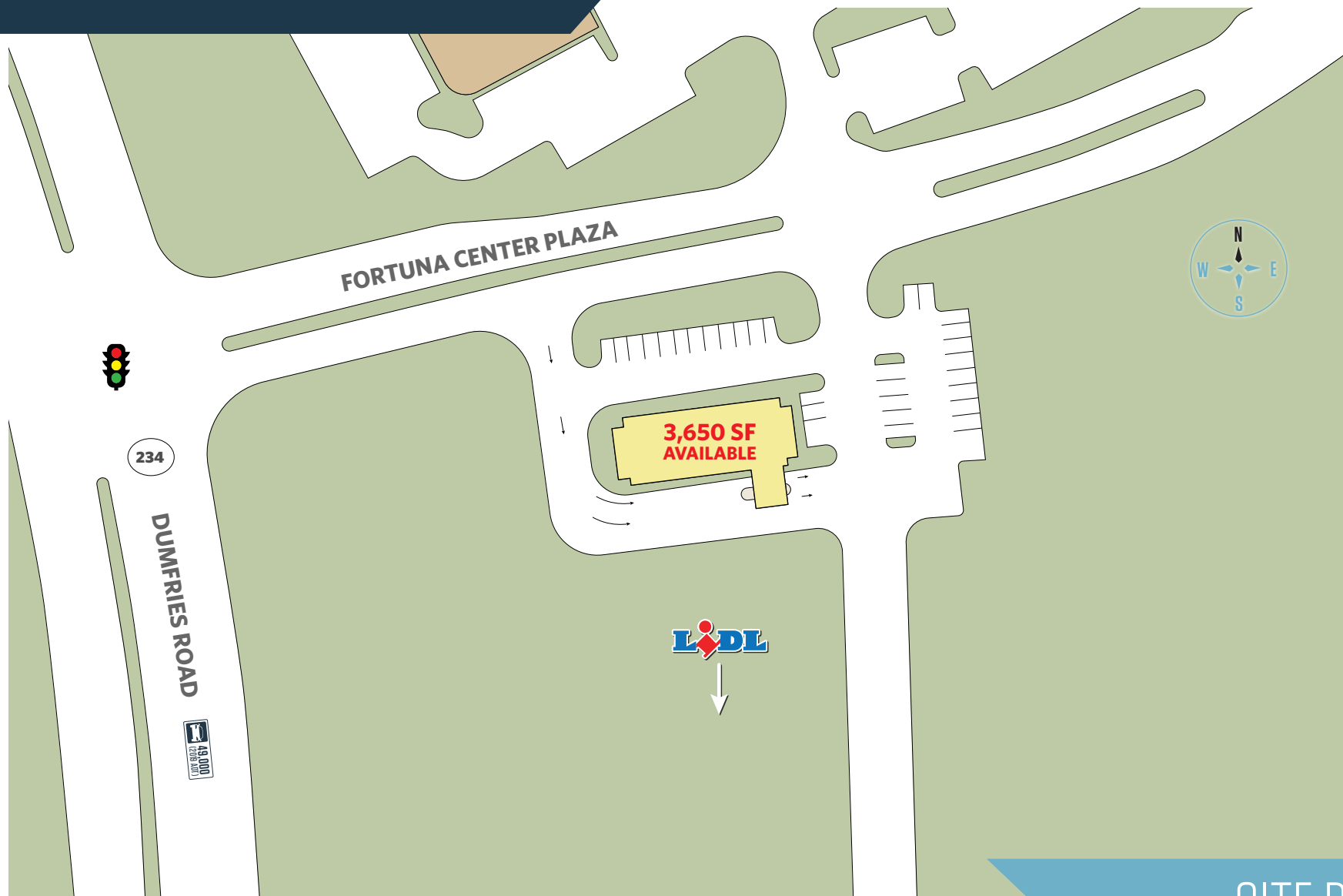
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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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