

FOR LEASE

HUBZone
CERTIFIED



NORTHPOINT CENTER

2525 NORTHPOINT CENTER COURT, DUMFRIES, VA 22026

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THALHIMER

PROPERTY HIGHLIGHTS

- Good visibility from Route 1
- SBA HUBZone area
- Located five minutes (5.4 mi.) from Quantico gate and 30 minutes (19.5 mi.) from Fort Belvoir

Building Size: 39,000 sf

Spaces Available:

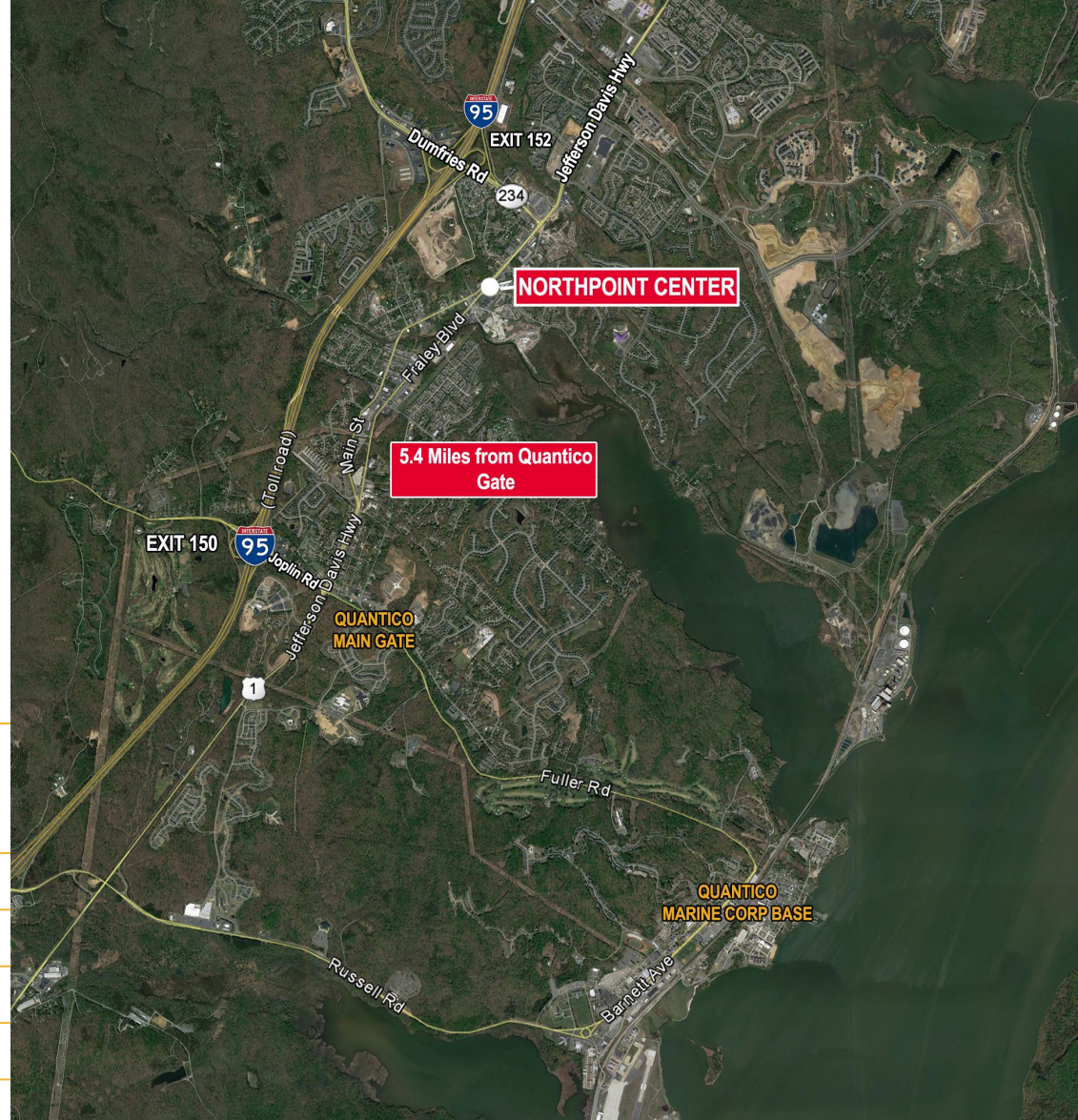
- Suite 150: 6,000 SF
- Suite 350: 5,739 SF

Lease Rate: \$24.00 Full Service (Excluding Janitorial)

Parking: 3.25 / 1,000

Zoning: B1

Timing: Immediately

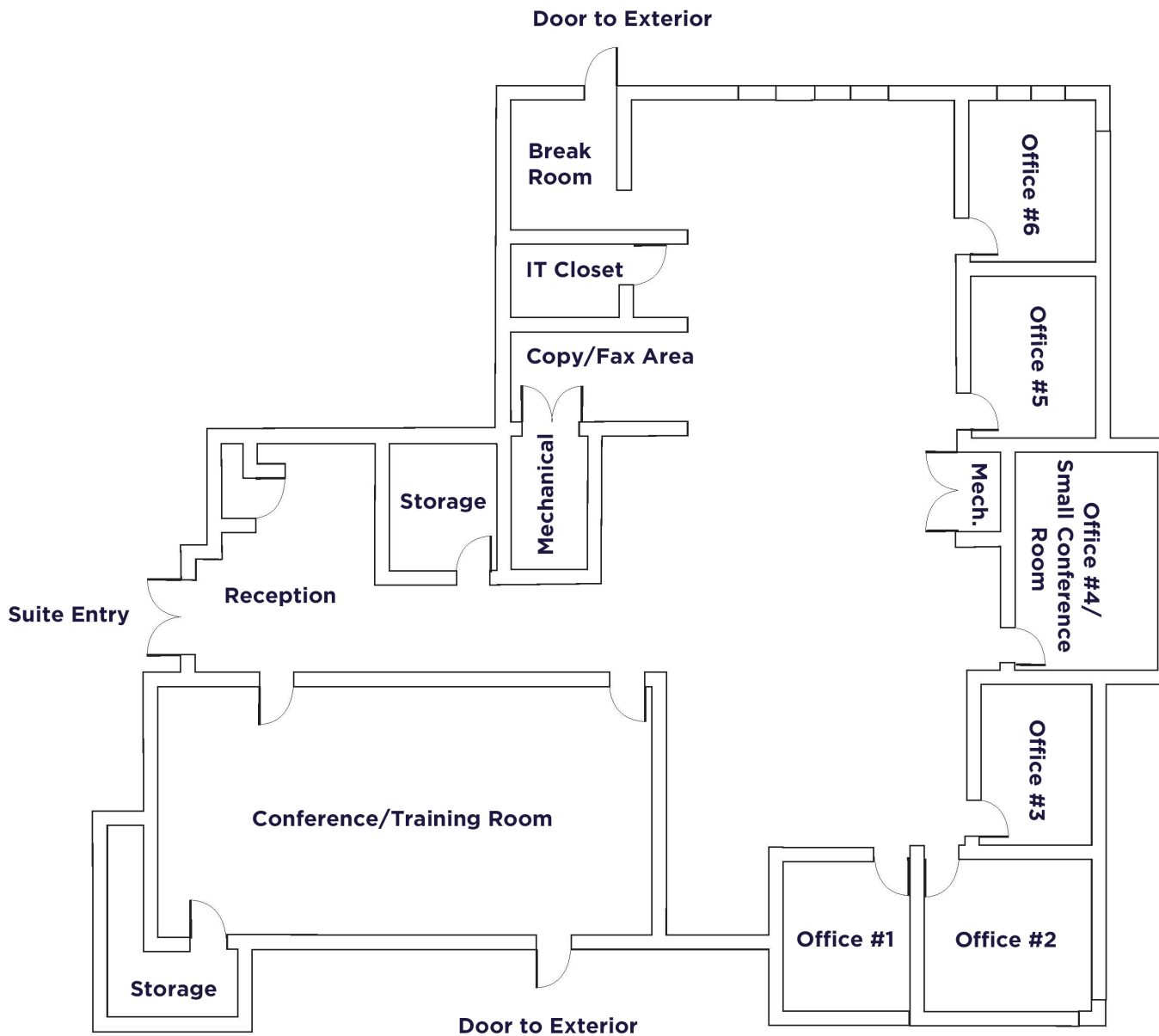


DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	67,618	138,392	358,073
Households	21,651	44,564	115,444
Avg. HH Income	\$161,872	\$154,684	\$153,214
Daytime Population	47,687	101,260	293,734
Total Specified Consumer Sending	\$74,779,062	\$147,411,680	\$375,259,196

FLOOR PLAN

SUITE 150 | 6,000 SF

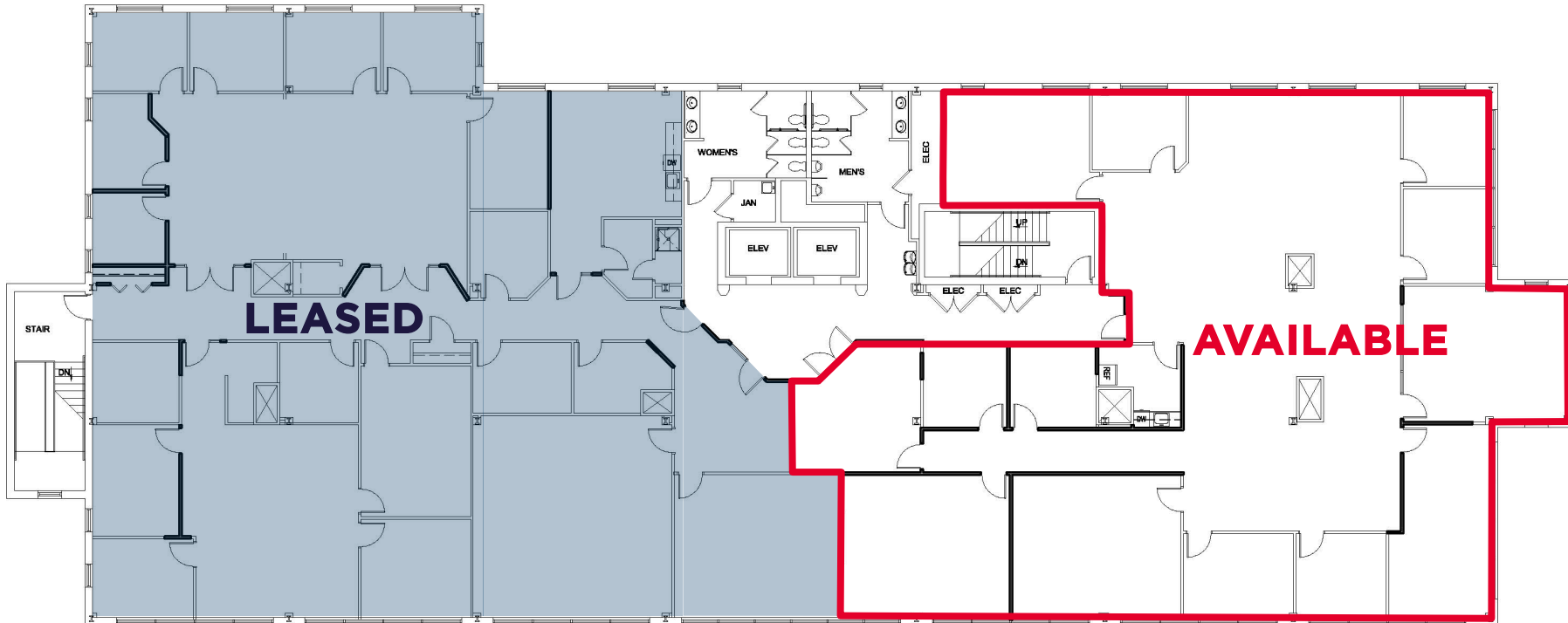


BUSINESS SUMMARY

	3 Miles	5 Miles	10 Miles
Total # of Businesses	1,245	2,640	8,617
Total # of Employees	11,682	28,654	99,419
Total Population	67,618	138,392	358,073
Employee/Population Ratio (per 100 Residents)	17	21	28

FLOOR PLAN

SUITE 350 | 5,739 SF



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SITE MAP





DUMFRIES SELF STORAGE

2525 POINTE CENTER CT.



EXIT 150



DUMFRIES ELEMENTARY SCHOOL



MAIN ST.

RICHMOND HWY.

DUMFRIES SHOPPING PLAZA



TRIANGLE PLAZA



AERIAL

CONTACT INFORMATION

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