

Lease

Dumfries Plaza

17959 Dumfries Shopping Plz Dumfries, VA 22026



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at **17959 Dumfries Shopping Plaza**, featuring a recently renovated commercial space with an open floor plan, abundant natural light, and flexible layouts suitable for a variety of business uses.

The property's **HUBZone designation** provides an added advantage for eligible businesses pursuing federal contracting opportunities. Ample surface parking and convenient access to nearby dining, retail, and other amenities further enhance the property's appeal. Position your business in a well-located commercial setting designed to support growth, accessibility, and convenience.

PROPERTY HIGHLIGHTS

- Open Floor Plans
- Newly Renovated/Move-In Ready
- Nearby Dining & Retail Amenities
- Onsite Property Management

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	783 - 991 SF
Lot Size:	12,028 SF
Building Size:	5,450 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,724	15,910	35,736
Total Population	12,096	49,944	113,085
Average HH Income	\$110,976	\$131,452	\$147,508

Mercedes Taylor
(703) 994-9570

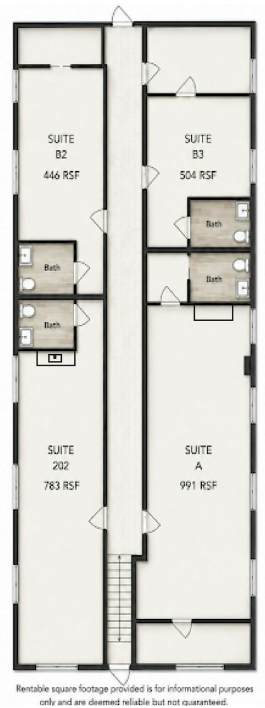


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LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	3-10 Years
Total Space:	783 - 991 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
Suite 202	Available	783 SF	Negotiable
Suite A	Available	991 SF	Negotiable

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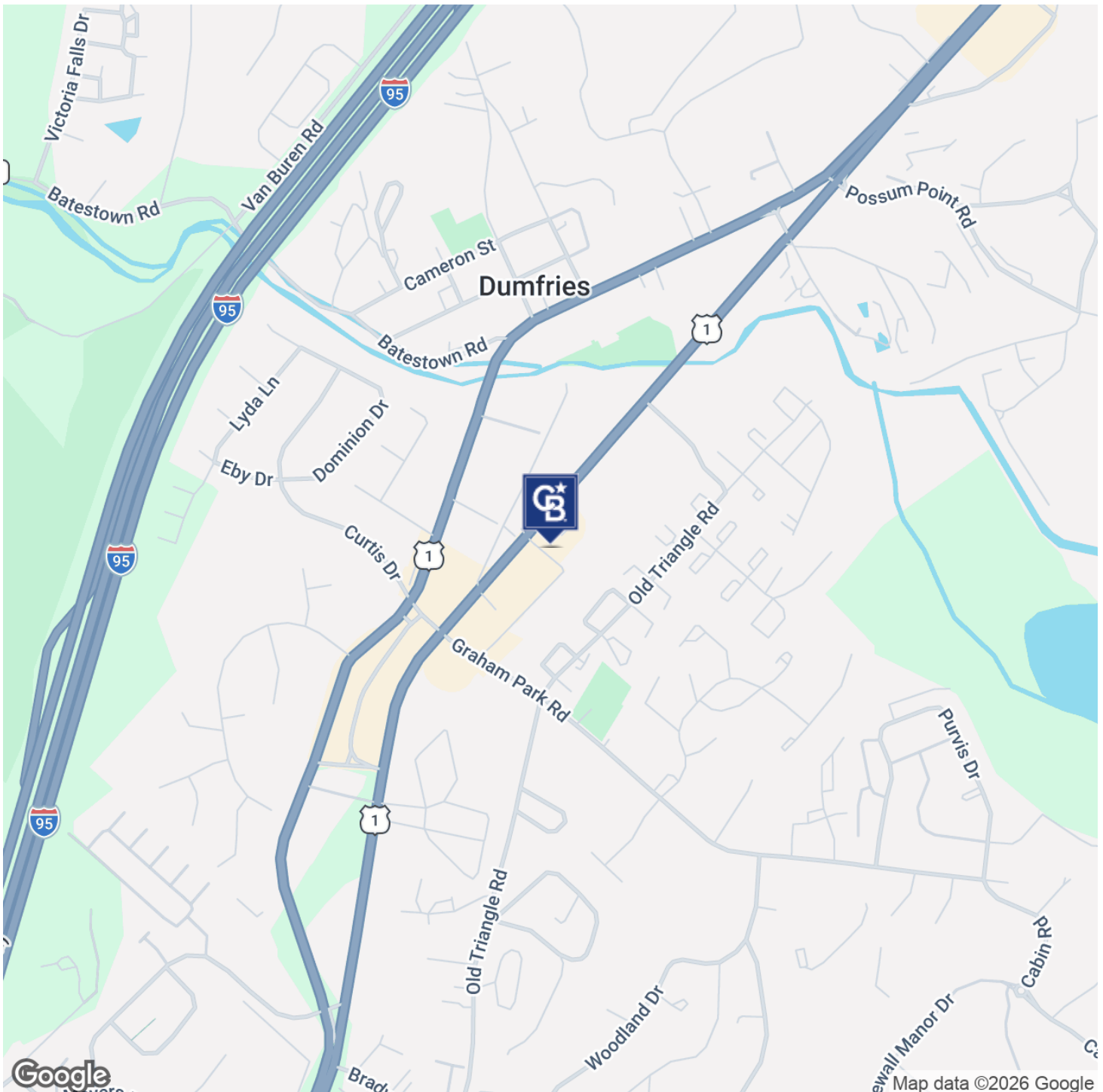


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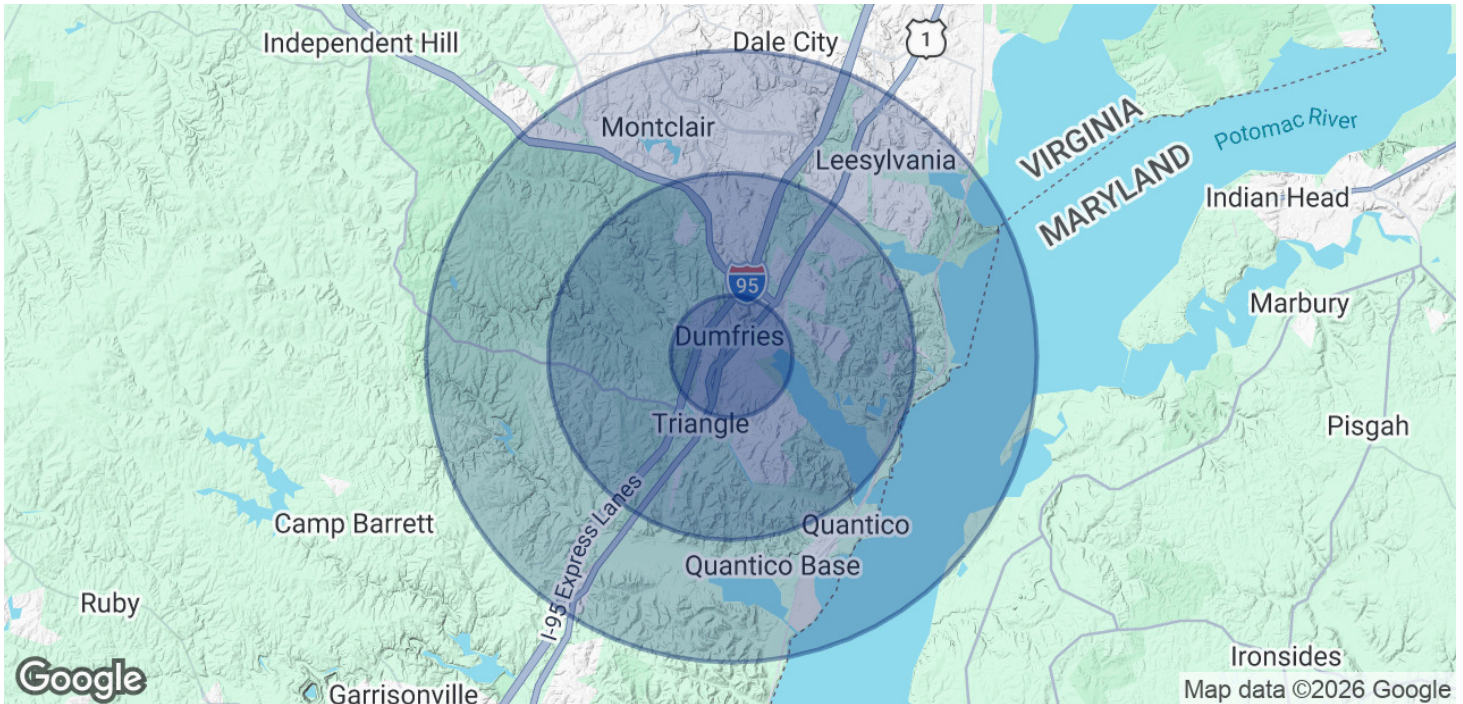


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,096	49,944	113,085
Average Age	33.7	35.7	35.6
Average Age (Male)	29.8	33.4	34
Average Age (Female)	35.5	36.6	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,724	15,910	35,736
# of Persons per HH	3.2	3.1	3.2
Average HH Income	\$110,976	\$131,452	\$147,508
Average House Value	\$391,342	\$466,525	\$500,330

2023 American Community Survey (ACS)

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