

4421 Fortuna Center Plaza

Dumfries, VA 22025

For Sublease



14,454 SF

1.76 Acres

~155' frontage on Dumfries Rd

Lease through 07/31/2027



Retail opportunity for sublease located in Dumfries, VA

Highlights

- 14,454 SF
- 1.76 Acres
- Located in a 104,694 s.f. shopping center anchored by Target
- Excellent visibility on Dumfries Rd with 48,000 VPD
- 166,000 Vehicles per day on I-95
- Situated at a full access signalized intersection

Nearby Retail

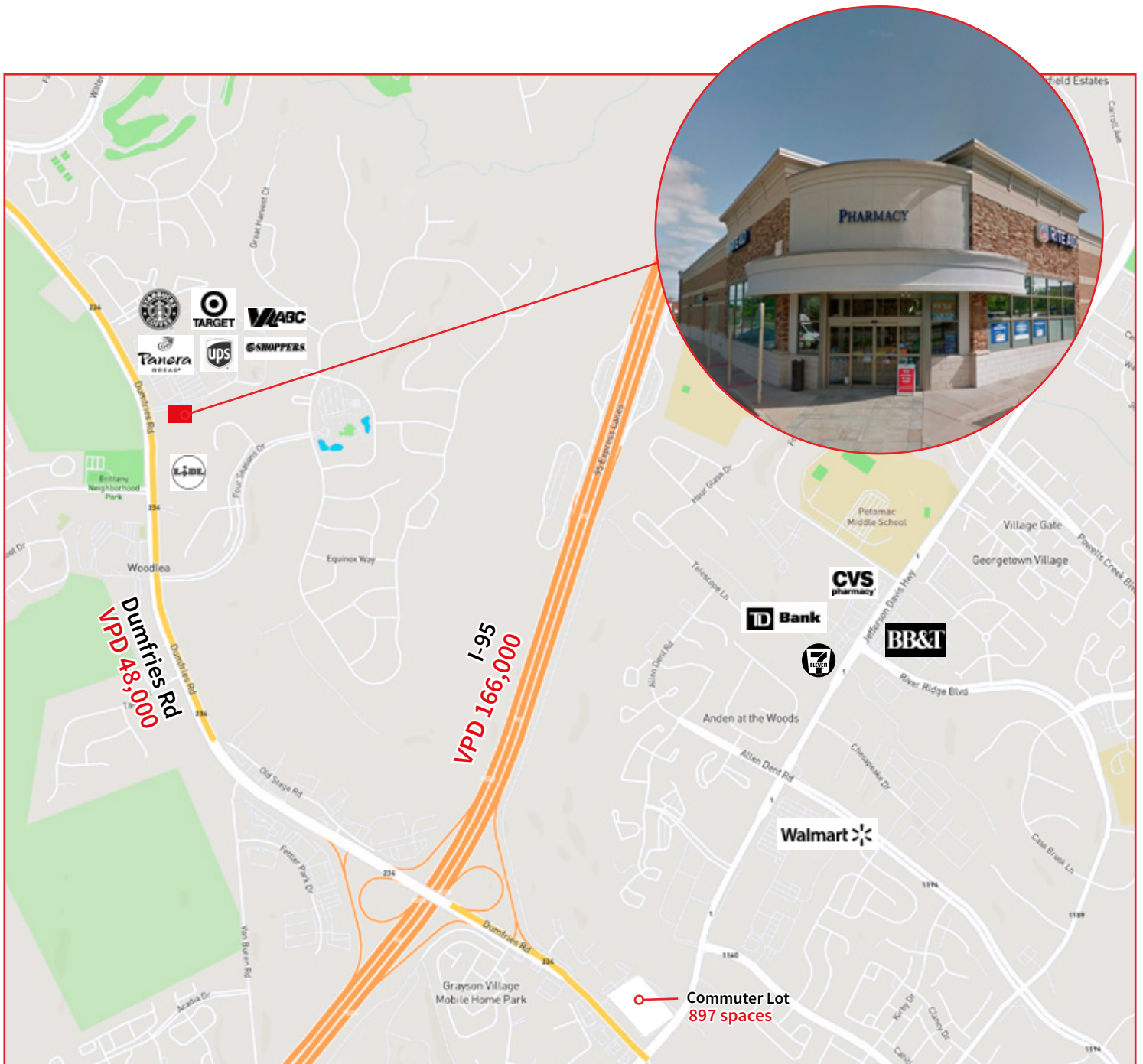


Demographics

(Radius of one, three, and five- miles)

Population (2019)		
7,201	83,881	174,336
Average HH Income		
\$177,101	\$97,556	\$96,665
Households		
2,760	27,020	55,191
Employees		
1,342	12,651	44,511
Median Age		
47.4	34.1	33.9

Surrounding area



Site Area



4421 Fortuna Center Plaza
Dumfries, VA



JLL

*Achieve
Ambitions*

**For more information,
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