



DEAL PENDING

FOR LEASE OR SALE
\$45 PSF + \$8.73 PSF NNN | \$2.5 M

- Food Lion Grocery Anchored Shopping Center
- Freestanding Pad: 4,623 SF - Ability to Demise
- Inline Space: 3,030 SF
- Heavy Residential Neighborhood

Callouts:

- DQ**
- MONTCLAIR COMMUNITY LIBRARY**
- Inline Space UP TO 3,030 SF VIEW MATTERPORT**
- SUBWAY**
- BURGER KING**
- 5,400 VPD**
- FOOD LION**
- RECENT LONG TERM RENEWAL**
- ANYTIME FITNESS**
- DOLLAR TREE**
- 35,000 VPD**
- 4 DRIVE-THRU LANES**

- 
- Food Lion Grocery Anchored Shopping Center
 - Freestanding Pad: 4,623 SF - Ability to Demise
 - Inline Space: 3,030 SF
 - Heavy Residential Neighborhood

FOR LEASE OR SALE

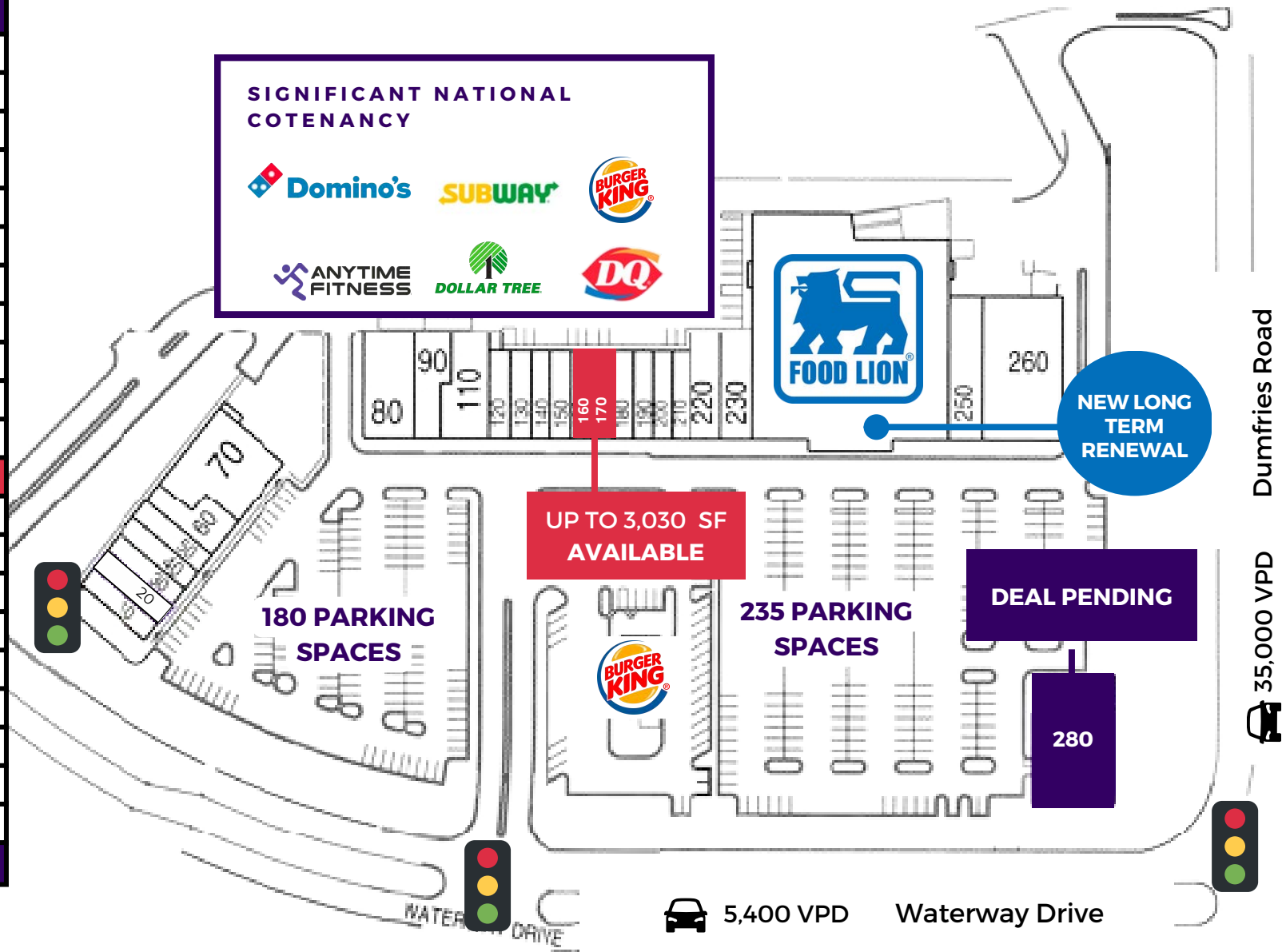
\$45 PSF + \$8.73 PSF NNN | \$2.5 M

A E R I A L



SHOPPING CENTER

Space	Tenant
10	Dairy Queen
20	Tranquil Massage
30	Core Chiropractor
50	Dr. Greg Kassan
60	Yin Fang Chen
70	Montclair Academy
80 + 90	All That Jazz
110	Brothers pizza
120	Navy Federal
140	New Hunan
150	Hair Cuttery
160 + 170	Available
190	Subway
200	Vivian Nail Spa
210	Framing Outlet
220	Martial Arts
230	Centry21 Realty
240	Food Lion
250	Anytime Fitness
260	Dollar Tree
270	Burger King
280	DEAL PENDING

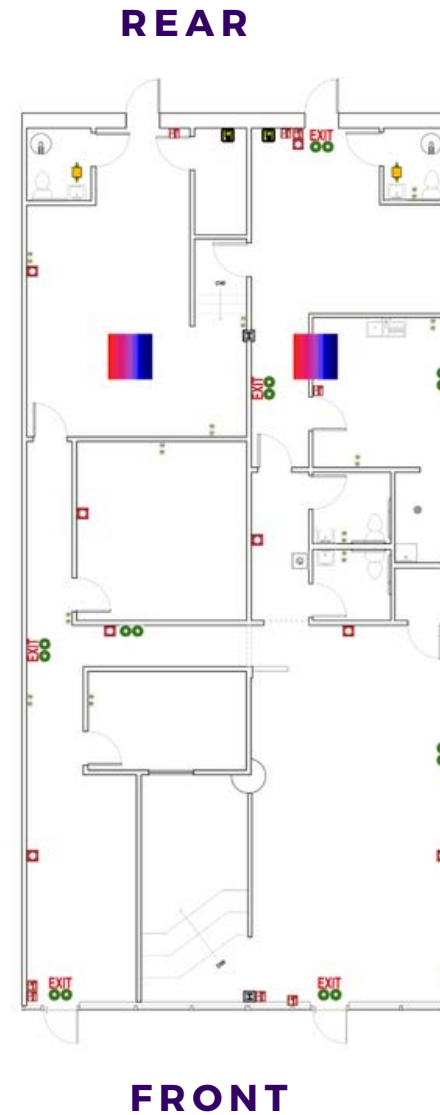


SHOPPING CENTER



IN LINE SPACE

- 3,030 SF
- \$45 PSF + \$8.73 PSF NNN Lease
- Immediate Delivery
- Former Day Care
- [View Matterport](#)



DEMOGRAPHICS



Demographics

5227 Waterway Dr, Dumfries, Virginia, 22025

Ring: 5 mile radius

KEY FACTS

186,043

Population



Average Household Size

35.0

Median Age

\$112,514

Median Household Income

EDUCATION

9%

No High School Diploma



20%

High School Graduate



27%

Some College



43%

Bachelor's/Grad/Prof Degree

BUSINESS



3,982

Total Businesses



46,453

Total Employees

INCOME



\$112,514

Median Household Income



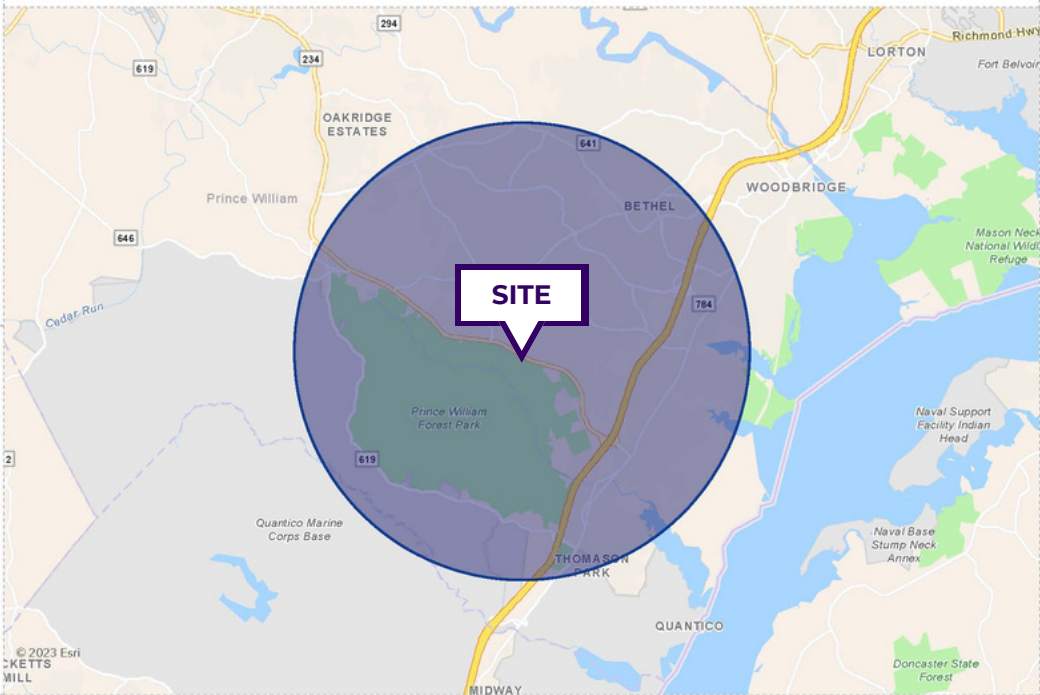
\$46,320

Per Capita Income



\$303,304

Median Net Worth



© 2023 Esri
DEKETT'S
WILL

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.