

NEW RETAIL SITE FOR LEASE

Route 1 & Possum Point Rd Dumfries, VA 22026



HIGHLIGHTS:

- Rapidly Growing Dumfries, Prince William County Market
- Great option for a Convenience Store, Restaurants and other retail users
- Adjacent to New Rosie's Gaming Emporium-Colonial Downs-Under Construction opening Q4 2023
- Road Improvements Planned with Improved Ingress/Egress in 2023
- Office Building to be demolished by developers
- Available Immediately

2021 TRAFFIC COUNTS



Possum Point Road: 1,832 AADT
Jefferson Davis Hwy : 24,327 AADT

DEMOGRAPHICS*



	1-mile	3-miles	5-miles
Population	12,496	60,925	131,843
Households	3,864	19,875	42,462
Median HH Income	\$83,377	\$107,686	\$108,954
Annual Pop. Growth	1.1%	2.4%	2.1%

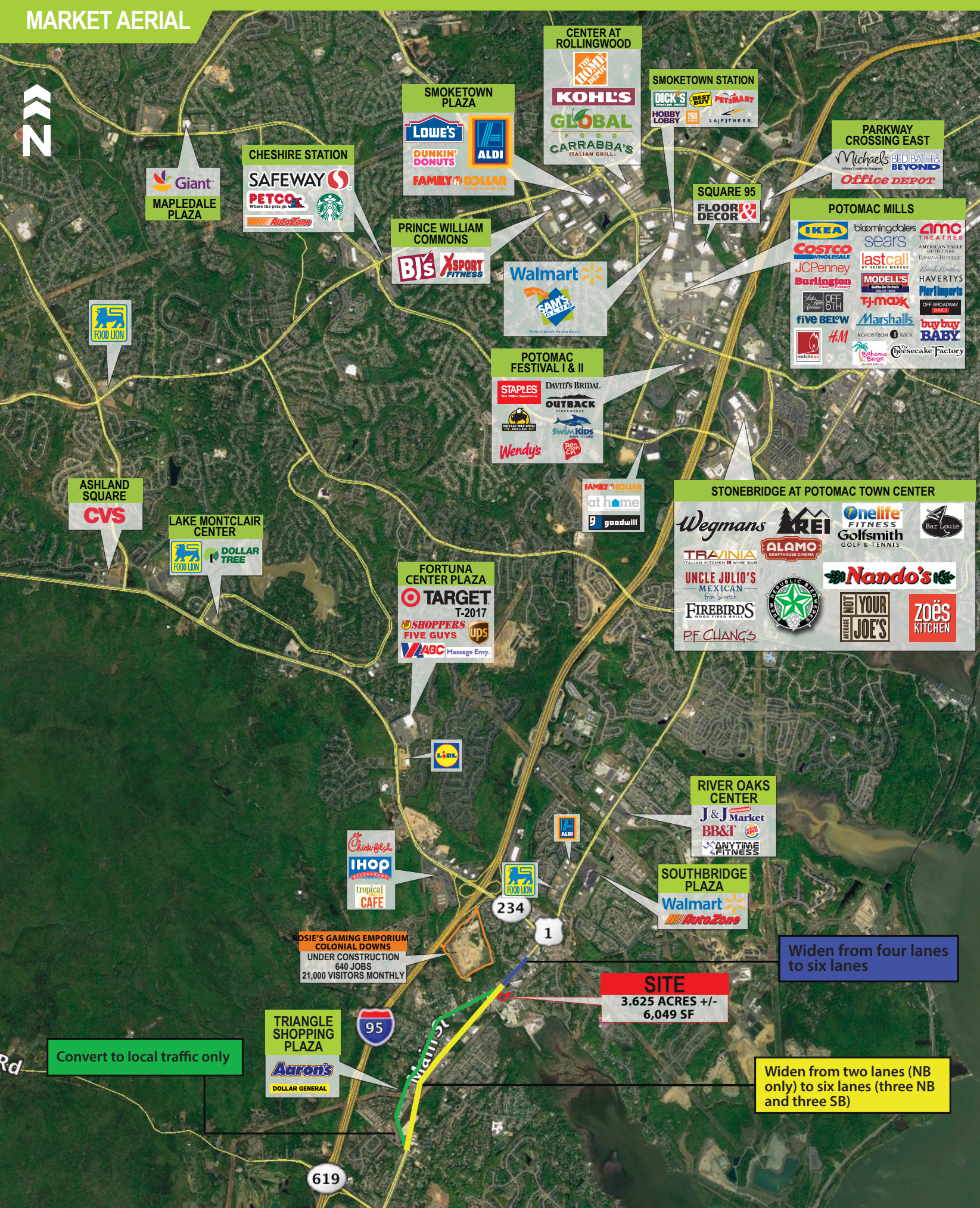
Developed by Audeo Partners

*Demographics are 2021 Estimates
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For More Information, Please Contact:

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MARKET AERIAL



Giant
MAPLEDALE PLAZA

CHESHIRE STATION
SAFeway
PETCO
AutoZone
Starbucks

SMOKETOWN PLAZA
LOWE'S
DUNKIN' DONUTS
FAMILY DOLLAR
ALDI

CENTER AT ROLLINGWOOD
THE HOME DEPOT
KOHL'S
GLOBAL FOOD
CARRABBA'S ITALIAN GRILL

SMOKETOWN STATION
DICK'S HOBBY LOBBY
BEST BUY
PETSMART
LA FITNESS

PARKWAY CROSSING EAST
Michaels
BED BATH & BEYOND
Office DEPOT

SQUARE 95
FLOOR & DECOR

POTOMAC MILLS
IKEA
blanningdale's
sears
AMC THEATRES
COSTCO WHOLESALE
JCPenney
Burlington
MODELL'S
TJ-maxx
Marshall's
five BEL'W
H.M.
blanningdale's
AMERICAN EAGLE OUTFITTERS
BANANA REPUBLIC
lastcall
MODERNS
HAVERTYS
Pier Imports
buy buy BABY
THE CHEESECAKE FACTORY

PRINCE WILLIAM COMMONS
BJ'S
XSPORT FITNESS

Walmart
SAM'S CLUB

POTOMAC FESTIVAL I & II
STAPLES
DAVID'S BRIDAL
OUTBACK STEAKHOUSE
Wendy's
SWIMKIDS

ASHLAND SQUARE
CVS

LAKE MONTCLAIR CENTER
FOOD LION
DOLLAR TREE

FAMILY DOLLAR
at home
goodwill

STONEBRIDGE AT POTOMAC TOWN CENTER
Wegmans
KREI
Onelife FITNESS
Golfsmith
Bar Louie
TRAVINIA
ALAMO DRAPPHOUSE CINEMA
UNCLE JULIO'S MEXICAN
Nando's
FIREBIRDS
NOT YOUR JOE'S
zoë's KITCHEN
PF CHANG'S
Public Beer

FORTUNA CENTER PLAZA
TARGET T-2017
SHOPPERS FIVE GUYS
UPS
ABC Massage Envy

FOOD LION

Chick-fil-A
IHOP
tropical CAFE

FOOD LION

RIVER OAKS CENTER
J & J Market
BB&T
ANYTIME FITNESS

SOUTHBRIDGE PLAZA
Walmart
AutoZone

ROSIE'S GAMING EMPORIUM - COLONIAL DOWNS
UNDER CONSTRUCTION
640 JOBS
21,000 VISITORS MONTHLY

TRIANGLE SHOPPING PLAZA
Aaron's
DOLLAR GENERAL

SITE
3.625 ACRES +/-
6,049 SF

Widen from four lanes to six lanes

Convert to local traffic only

Widen from two lanes (NB only) to six lanes (three NB and three SB)

ROAD DESIGN CHANGES



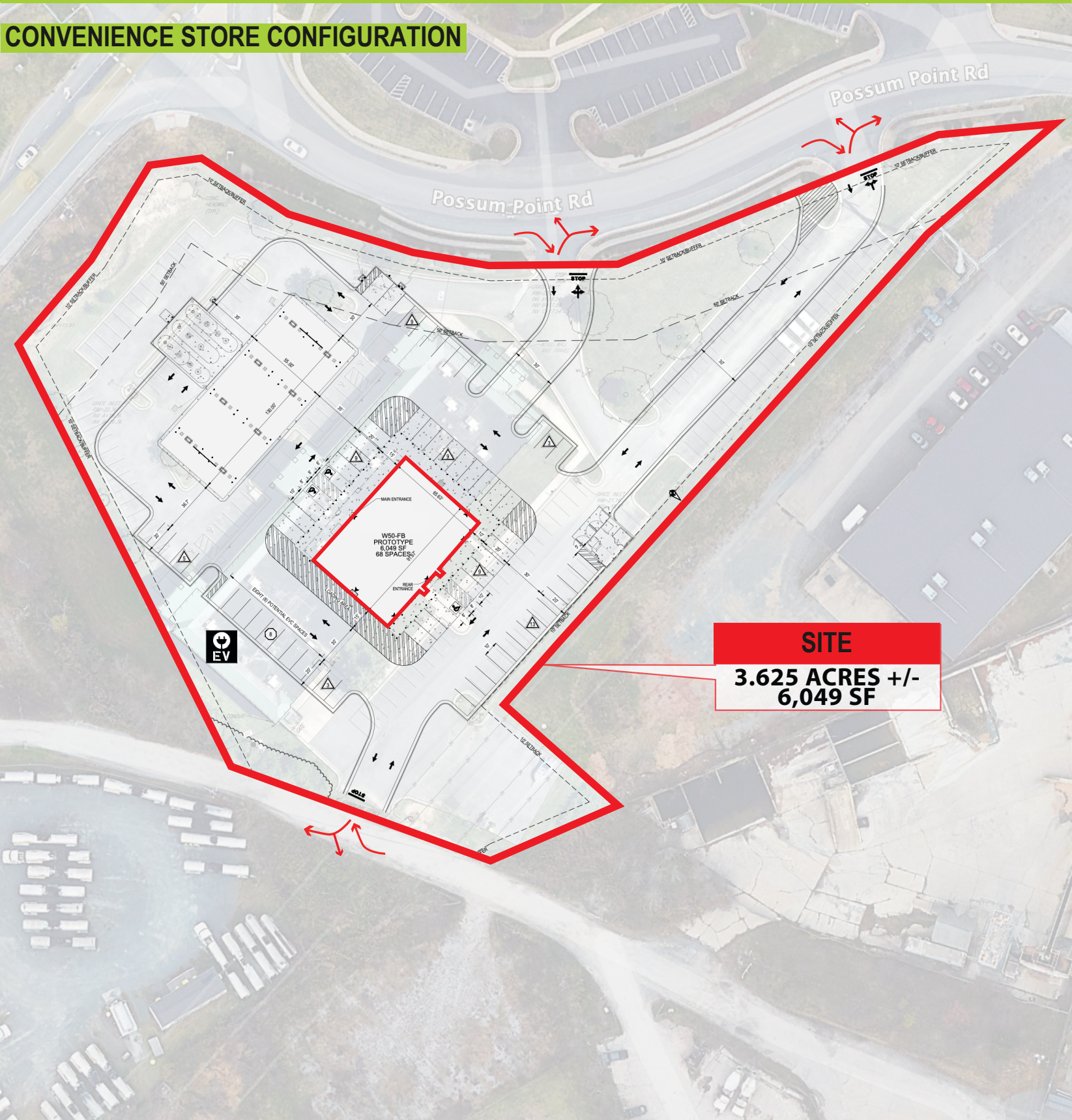
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CONVENIENCE STORE CONFIGURATION



SITE
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6,049 SF