

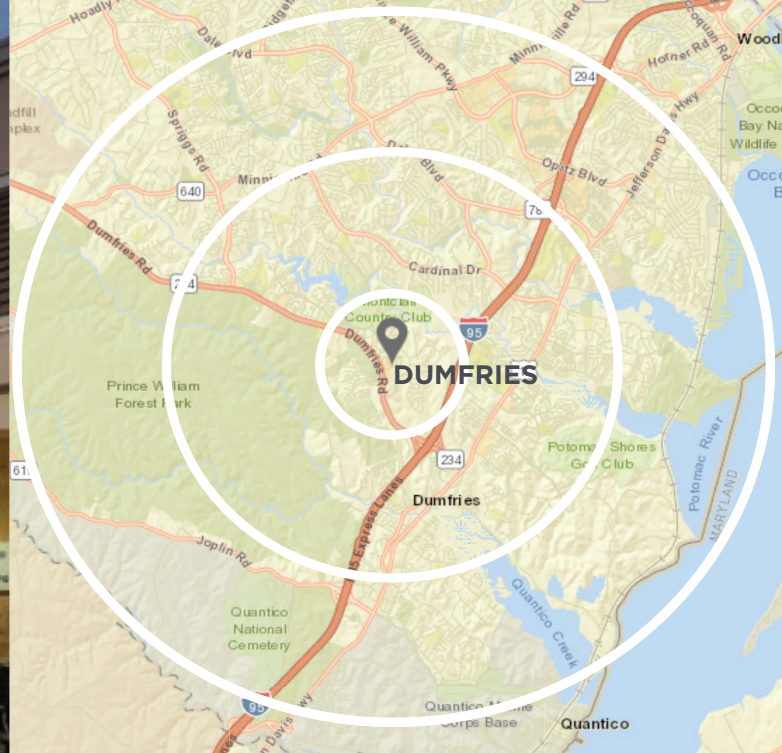


RETAIL SPACE FOR LEASE

# FORTUNA CENTER PLAZA

4100-4380 FORTUNA CENTER PLAZA  
DUMFRIES, VIRGINIA 22310

JUST SIGNED:  
**SPROUTS**  
FARMERS MARKET



JOIN RETAILERS:  **TARGET**



**FIVE GUYS**  
BURGERS and FRIES



### PROPERTY HIGHLIGHTS

- ▶ 42,369 SF big box retail space available for lease (can be demised)
- ▶ Power center located in Prince William County
- ▶ Unparalleled visibility and access from Route 234 (Dumfries Rd)
- ▶ Over 46,000 cars passing the site daily

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION:	7,049	80,548	175,869
AVERAGE HH INC:	\$162,249	\$141,262	\$137,958
# OF EMPLOYEES:	1,362	12,569	45,036

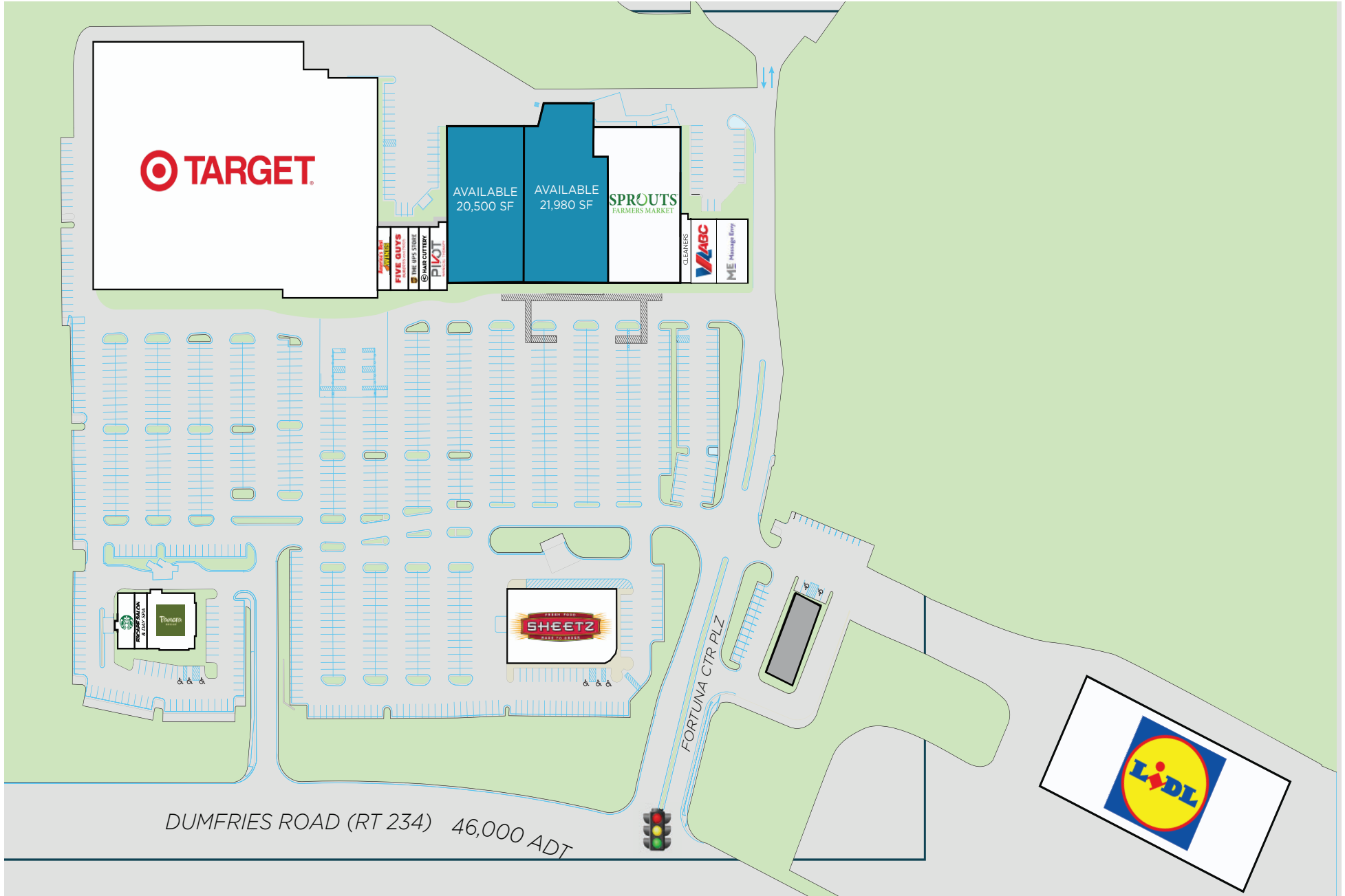


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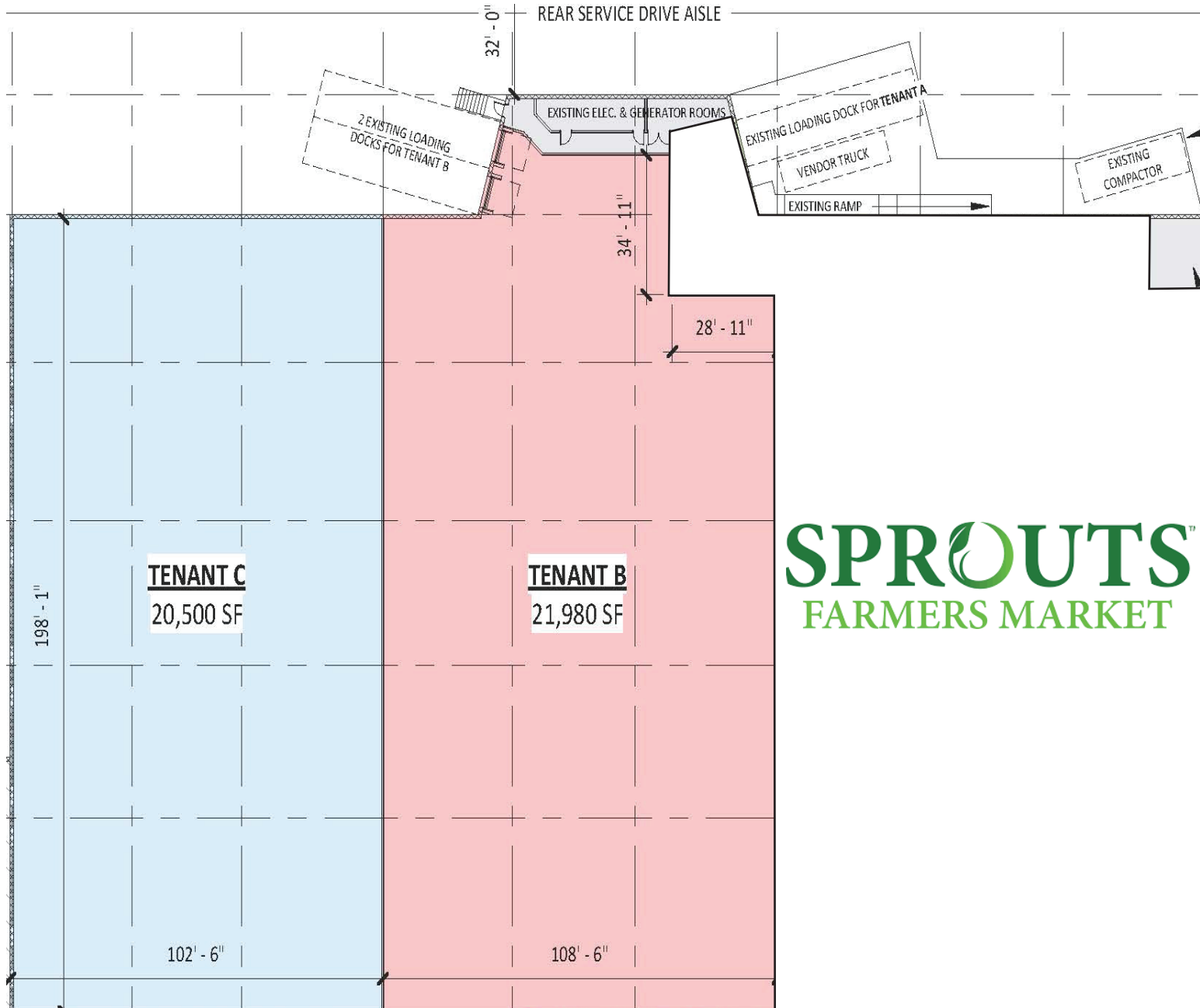


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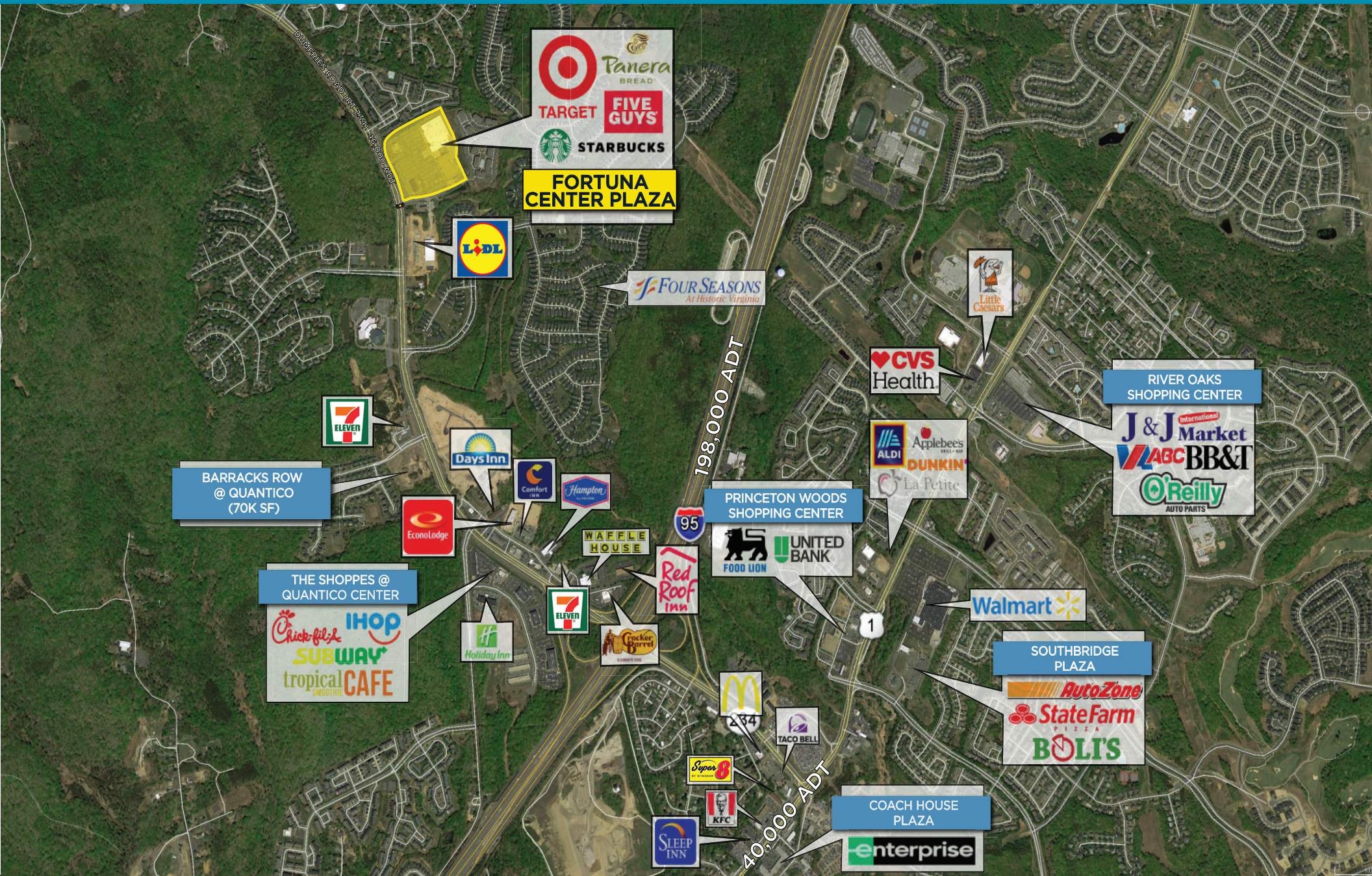


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