

FREESTANDING RESTAURANT OR RETAIL | Prince William County REDEVELOPMENT OPPORTUNITY FOR SALE OR LEASE | Northern Virginia



FREE-STANDING BUILDING FOR SALE OR LEASE

Property Address:

16918 Dumfries Road, Dumfries, VA 22025
Prince William County, Northern Virginia

Property Sale & Leasing Information:

Total Available: 3,981 SF +/- Retail Restaurant Building
(with a large basement, dining rooms, commercial kitchen & bar), Signalized Intersection, Two Curb Cuts, Pylon Sign
For Sale Price: \$1,000,000 (\$251.20 PSF)
Rent / SF /Yr: \$18.09 / nnn, Terms Negotiable

Traffic Counts:

Dumfries Road (Route 234): 45,000 2011 AADT
Interstate 95 (I-95): 160,000 2010 AADT

Demographics:

	3 Mile Radius	Prince William County	DC-VA-MD WV MSA
Population	60,493	415,912	5,582,170
Med HH Income	\$78,870	\$95,146	\$107,500

Sources: U.S. Census Bureau (2010 American Community Survey one-year estimates) and 2011 Census (County Population Estimates). For additional information and statistics, visit the U.S. Census Bureau American Fact Finder.

Unemployment Rate as of December 2012:

Prince William = 4.5%, Virginia = 5.4% & U.S. = 7.8%

Sources: Virginia Employment Commission & U.S. Bureau of Labor Statistics



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Disclaimer: We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, and deemed to be a reliable reflection of market values or has been secured from sources we believe to be reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. This is not intended as a listing solicitation for a property currently listed with another broker.

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