

LAKE MONTCLAIR CENTER

*5227 Waterway Drive
Dumfries, VA*
retail space for lease



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CBRE

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LAKE MONTCLAIR CENTER



Opportunity

Location

Lake Montclair Center is a **grocery anchored shopping center** located in Prince William County, VA.

Space

Space 20 - **1,600 SF**

Space 70 - **6,400 SF**

Highlights

Located at signalized intersection of Dumfries Road (**32,150+ VPD**) and Waterway Drive

Income within 1 mile exceeds county average of **\$146,311**

Recently opened **Navy Federal Credit Union**

Cotenancy



LAKE MONTCLAIR CENTER



Demographics



daytime
population



avg household
income



population

	782	\$150,054	7,551
1 mile			
3 miles	7,881	\$126,068	66,540
5 miles	53,957	\$118,720	169,659



Dumfries Road traffic count
35,000 VPD

LAKE MONTCLAIR CENTER



Space	Tenant Name	Size (SF)
10	Dairy Queen	1,600
20	AVAILABLE	1,600
30	Core Chiropractic	1,600
50	Dr. Gregg Kassan Dentistry	3,200
60	FO	2,365
70	AVAILABLE	6,400
80	All That Jazz	5,000
90	All That Jazz (Expansion)	3,000
110	Brother's Pizza	4,000
120	Navy Federal Credit Union	3,200
140	New Hunan Restaurant	1,600
150	Hair Cutters	1,600
160	Domino's Pizza	1,600
175	Animated Child	3,030
190	Subway	1,460
200	Vivian Nail Spa	1,460
210	Arts & Framing	1,460
220	US Tae Kwon Do	3,000
230	Century 21	3,000
240	Weis	33,000
250	Anytime Fitness	4,590
260	Dollar Tree	10,125
270	Burger King	3,337
280	PNC Bank	4,623



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