

BARRACKS ROW AT QUANTICO - PHASE II

4135 TALON DRIVE (ROUTE 234), DUMFRIES, VA



RETAIL FOR LEASE

Property Highlights:

- \$400M Gaming & Entertainment Destination, Sports Facility, Convention Center, Casino, Hotel, Amphitheater
- Located West of I-95, exit 152B
- Dumfries' newest retail development
- The project will encompass approximately 50,000 square feet of retail space with two PAD sites
- Excellent visibility on major road Route 234 with right in & right out access
- Prince William County is the 2nd fastest growing county in Virginia (Source: US Census Bureau)
- Expected Delivery Date: SPRING 2027

Demographic Snapshot // 2020:

	1-Mile	3-Mile	5-Mile
Population	11,074	68,253	152,042
Daytime Population	4,514	25,222	69,158
Average HH Income	\$121,071	\$129,452	\$124,605

Size	2,812 - 50,000 SF
Rate	Market
Condition	Various

Neighboring Retailers & Hotels:



For More
Information
Please Contact:

Christina Davies
703.930.0585
cdavies@cornerstonedc.net

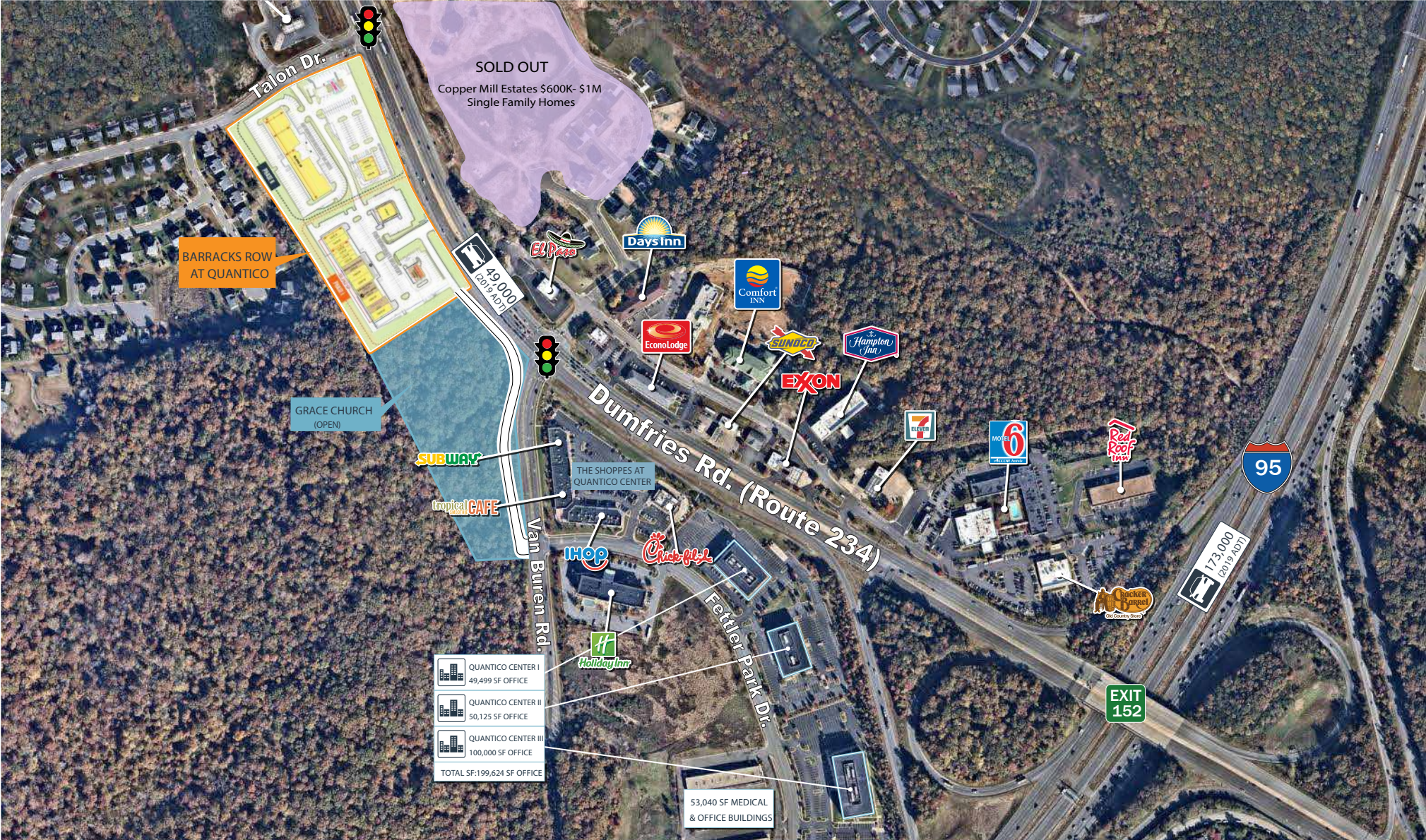
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CORNERSTONE
DEVELOPMENT
GROUP

BARRACKS ROW AT QUANTICO | DUMFRIES, VA

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PRINCE WILLIAM COUNTY



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PRINCE WILLIAM COUNTY



48,700
(2021 ADT)

DUMFRIES ROAD (ROUTE 234)

TALON DRIVE

SONIC

1,800 SF
1,200 SF
DUNKIN DONUTS
1,800 SF

KOSMO NAIL SPA
1,898 SF
DENTAL HOUSE
1,898 SF

PopeYes
LOUISIANA KITCHEN

SUITE 244 2,162 SF.
SUITE 237 2,578 SF.
SUITE 233 2,575 SF.
SUITE 229 2,575 SF.
SUITE 225 1,665 SF.
SUITE 217 1,665 SF.
SUITE 213 2,575 SF.
SUITE 209 2,575 SF.
SUITE 205 2,578 SF.
SUITE 201 2,235 SF.

SENTARA HEALTH FAMILY PHYSICIANS
ELITE BAKERY 3,067 SF
ARTISANA PIZZA 3,067 SF
EYE SEE OPTICS 1,700 SF
CUPPI COFFEE 2,000 SF
CONFETTI & COCKTAILS 2,600 SF
2,634 SF
EL PAPI'S TREETACOS 2,670 SF

PHASE 2

PHASE 1

LOWER LEVEL

SUITE 141 2,030 SF.
SUITE 137 2,235 SF.
SUITE 133 2,560 SF.
SUITE 129 2,560 SF.
SUITE 125 1,961 SF.
SUITE 117 1,961 SF.
SUITE 113 2,560 SF.
SUITE 109 2,560 SF.
SUITE 105 2,236 SF.
SUITE 101 2,050 SF.

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THE ROSE PARK DESIGN

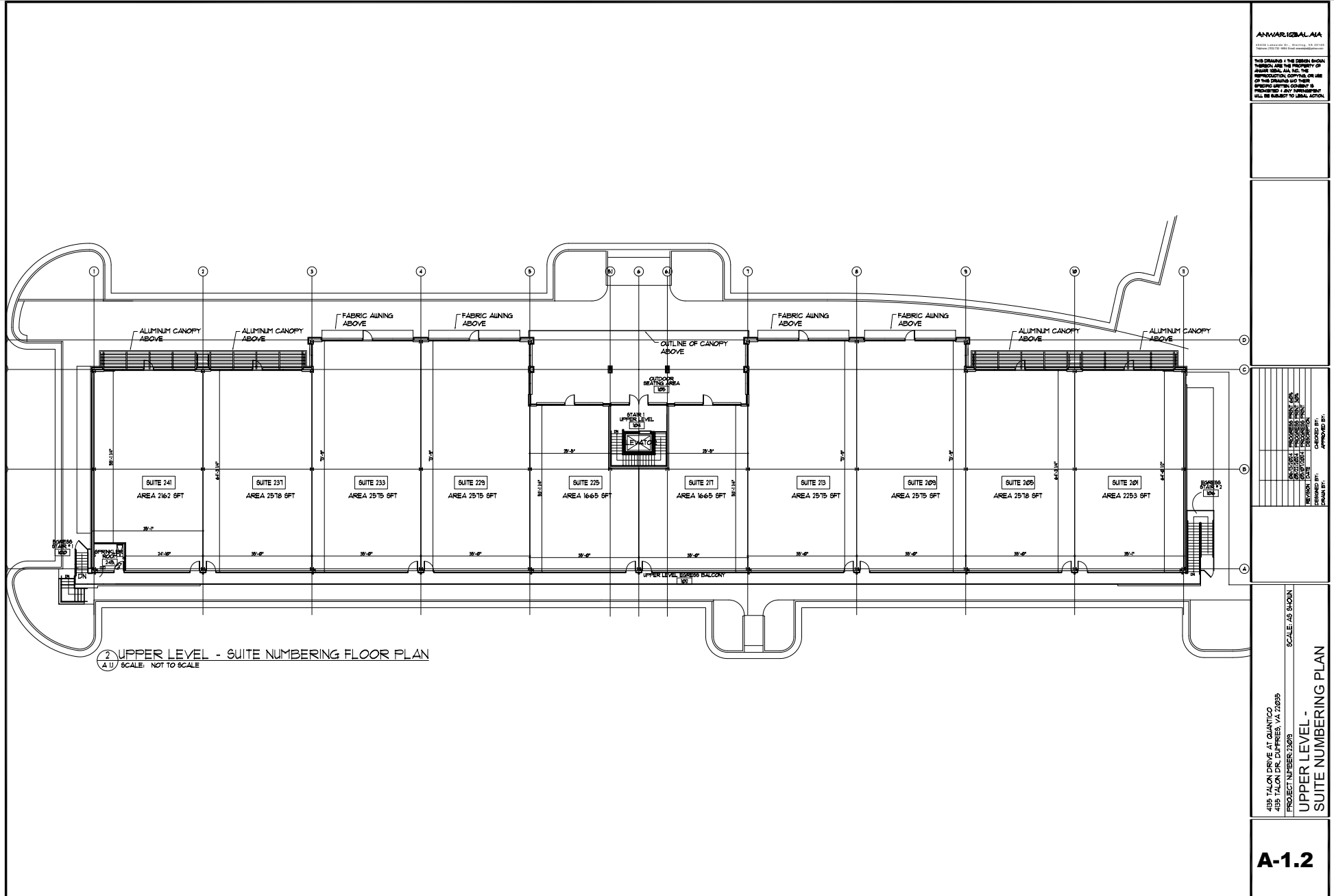
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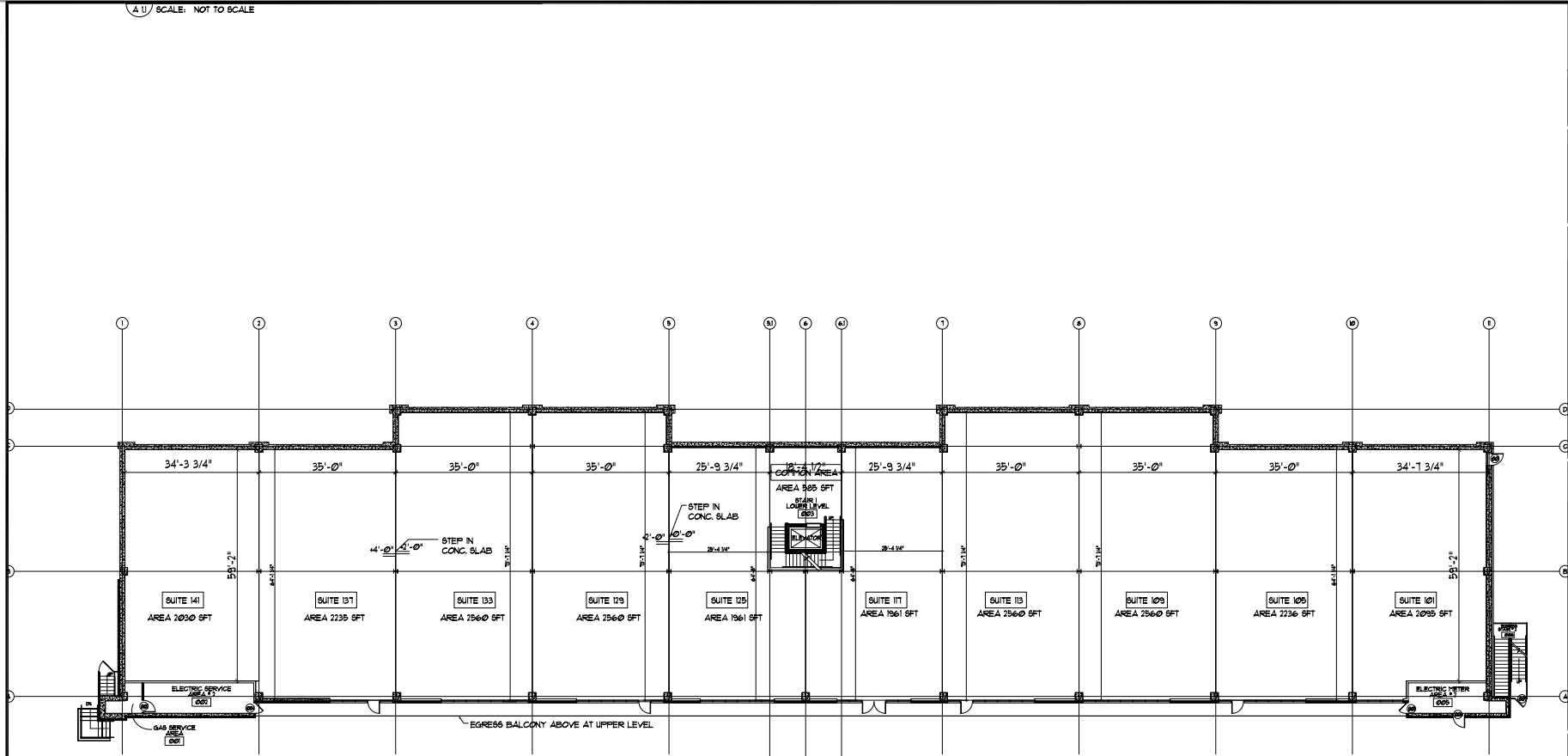
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4135 TALON DRIVE AT QUANTICO
DUMFRIES, VA 22025
PROJECT NUMBER: 2309
SCALE: AS SHOWN
UPPER LEVEL - SUITE NUMBERING PLAN

A-1.2



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PROJECT NUMBER: 2309

SCALE: AS SHOWN

LOWER LEVEL -
SUITE NUMBERING PLAN

A-1.1