



# COMMERCIAL LAND FOR SALE

17651 GRAHAM STREET, DUMFRIES, VA 22026

**OFFERED AT \$1,250,000**

FOR MORE INFORMATION  
CRES Inc. | Commercial Real Estate Services |  
540.878.1211 | INFO@CRESINC.US





**PROPERTY DESCRIPTION**

17651 Graham Street is a prime 1-acre commercial lot located at the corner of Graham Street and Main Street, offering excellent visibility with over 21,000 cars per day passing by. Zoned B-2 and mostly flat with utilities in place, this property is a great opportunity for redevelopment. With significant frontage on Main Street, it's an ideal site for a drive-thru restaurant, convenience store, mixed use residential/commercial, or other similar uses in a high-traffic, high-growth area.

**PROPERTY HIGHLIGHTS**

- High-Traffic Location: Prime visibility with over 21,000 vehicles per day traveling on Main St.
- Development-Ready Site: 1-acre B-2 zoned lot with flat topography, existing utilities, and a business-friendly municipality.
- High Potential: Ideal for drive-thru restaurants, convenience, or mixed-use

**OFFERING SUMMARY**

Sale Price:	\$1,250,000
Lot Size:	1.009 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,056	20,934	39,377
Total Population	13,180	65,845	123,733
Average HH Income	\$116,740	\$149,101	\$154,998



**CHRIS BERNARD** **BILL CHIPMAN**  
Senior Associate      President/Owner  
540.347.2610      540.347.2610  
chris@cresinc.us      bill@cresinc.us

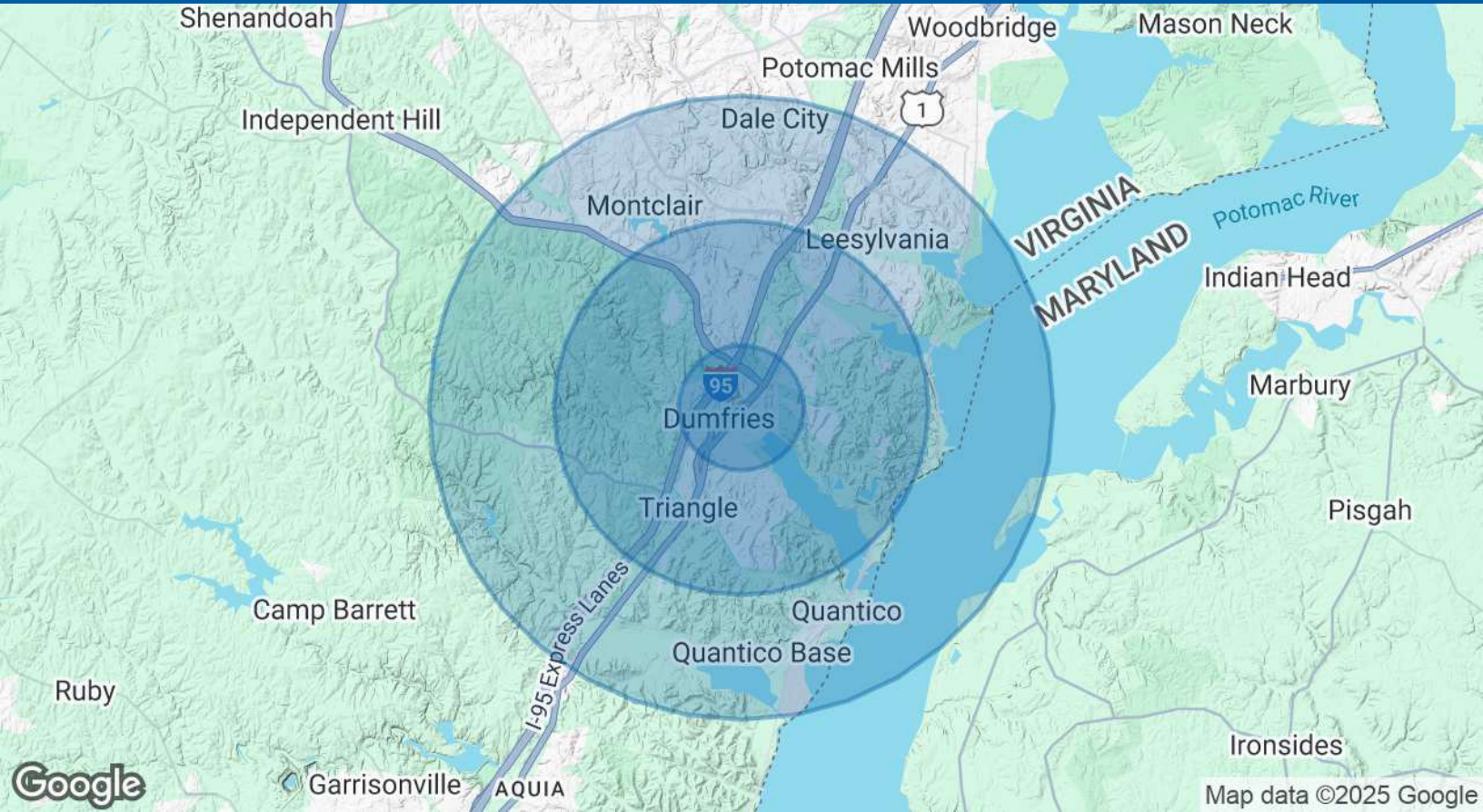




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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	13,180	65,845	123,733
Average Age	34	36	36
Average Age (Male)	33	35	35
Average Age (Female)	35	37	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,056	20,934	39,377
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$116,740	\$149,101	\$154,998
Average House Value	\$397,178	\$517,609	\$509,912

Demographics data derived from AlphaMap