BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

OFFICE SUITES & ATM SPACE FOR LEASE

17321 Richmond Hwy, Dumfries, VA 22026



PROPERTY OVERVIEW

Suite 201: ATM Space with Private Secure access. 150 SF
$2,200 per Month + Utilities

Suite 310: 200 SF Office $750 Per Month + Utilities

Suite 315: 400 SF Office $1,300 Per Month + Utilities

PROPERTY FEATURES

Private 24/7 Access
Bathroom Access
Direct Frontage to Route 1 and Right off I-95

AREA HIGHLIGHTS

Positioned at the I-95 Exit 152 interchange, 17321 Richmond Hwy offers direct interstate access and prominent frontage on Route 1, which carries approximately 41,300 vehicles per day. The site is part of an established retail cluster that includes Chick-fil-A and a nearby Walmart Supercenter. It also sits next to Potomac Shores, a master-planned community of about 4,000 homes. Ongoing public investment, including the planned widening of Route 1 to six lanes and a future VRE station at Potomac Shores, continues to strengthen this commercial corridor.

For More Information

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Boosalis Properties
13562 Richmond Hwy. Suite 100
Woodbridge, VA 22191
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This information has been obtained through sources deemed reliable, but accuracy cannot be guaranteed.

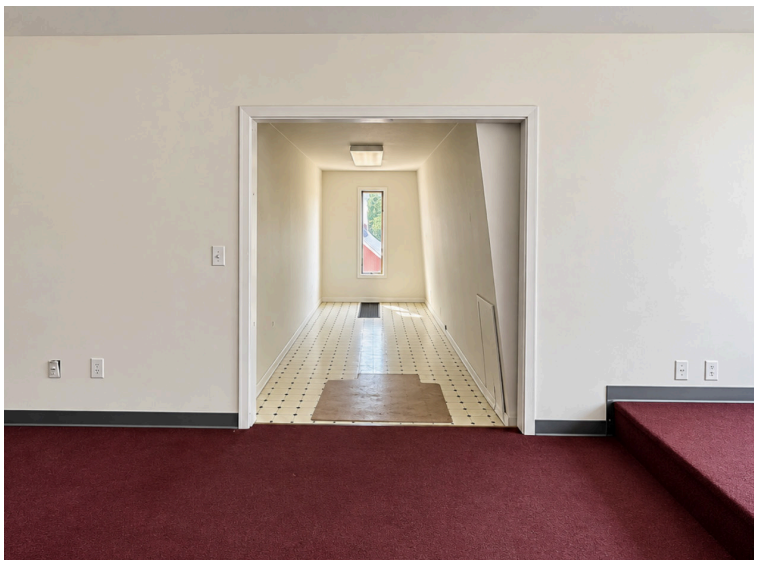
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PHOTOS









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Aerial Map



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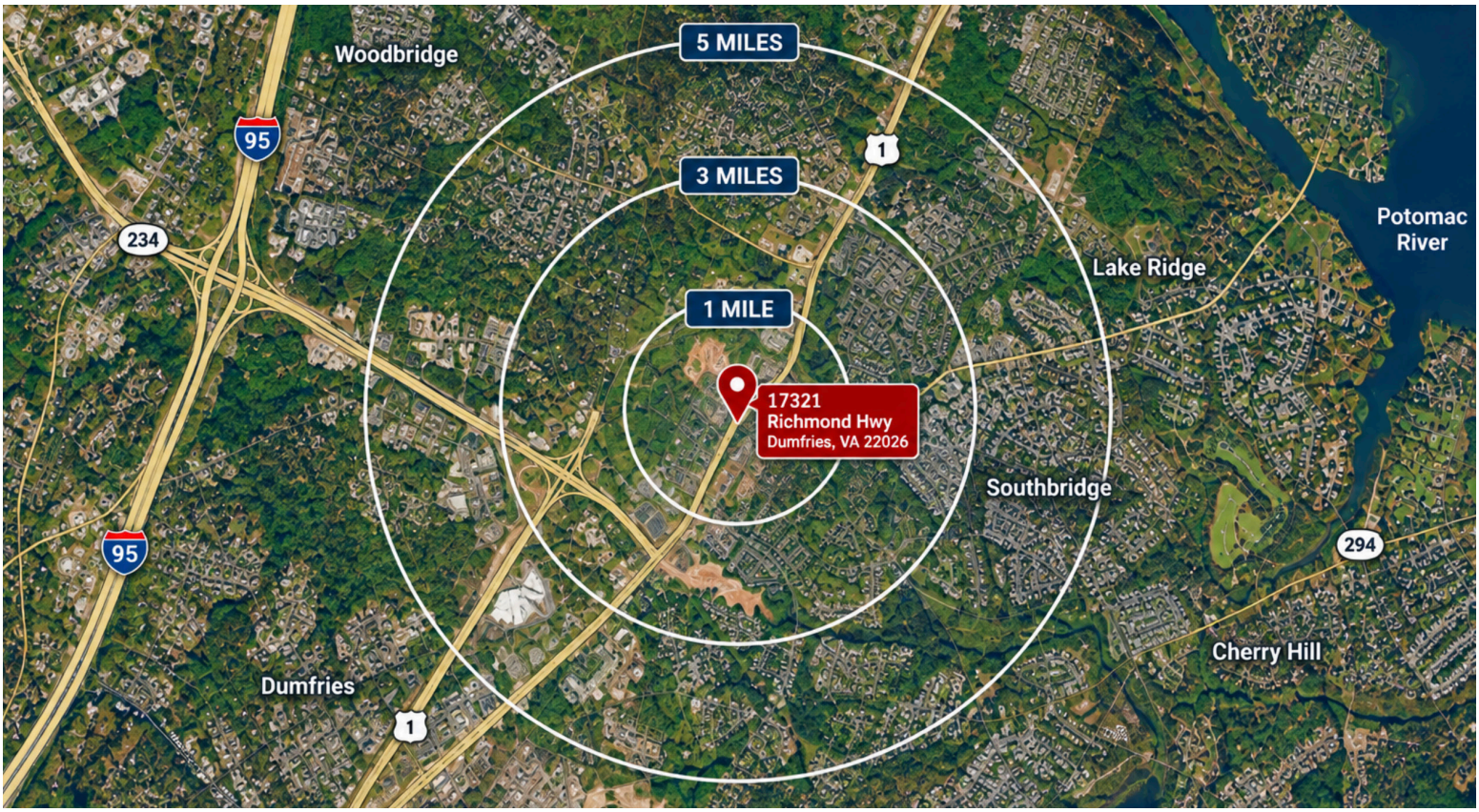
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Demographics



DEMOGRAPHICS 2025	1 MILE	3 MILES	5 MILES
Population	12,251	71,476	155,581
Households	3,799	22,830	50,178
Avg. HH Income	$137,768	$159,604	$143,102
Median Home Value	$111,507	$133,305	$115,124
Businesses	526	1,581	4,409
Employees	2,905	10,545	31,851

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