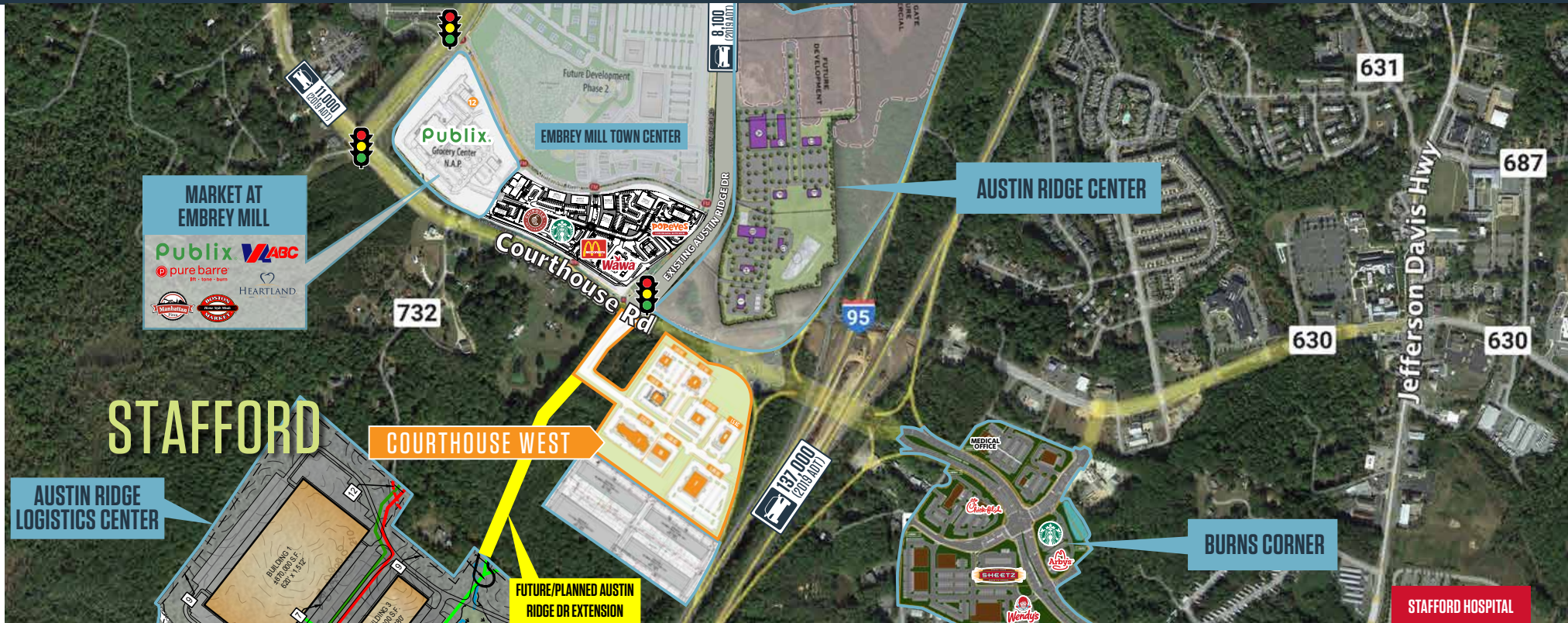




NEARBY RETAILERS

Publix



RETAIL FOR LEASE

- Located at an I-95 interchange (137,000 ADT).
- 40 active residential developments within a 5-mile radius.
- Various road improvements impact the site, including extension of the I-95 interchange, expansion of Park & Ride lot to 1,100 spaces, and widening of Rt. 630 & Courthouse Rd. to four lanes.
- Near Marine Corps Base Quantico, with nearly 12,000 military and civilian personnel.

AVAILABLE SPACE

SIZE	SIZE	RATE	TIMING
PAD 1	2.61 AC	SEE BROKER	EST. Q2 2023
PAD 1A	1.36 AC	SEE BROKER	EST. Q2 2023
PAD 2	1.53 AC	SEE BROKER	TBD 2023
PAD 3	1.63 AC	SEE BROKER	TBD 2023
PAD 4	1.77 AC	SEE BROKER	TBD 2023
PAD 5	2.03 AC	SEE BROKER	TBD 2023
PAD 6	1.5 AC	SEE BROKER	TBD 2023
PAD 7	5.88 AC	SEE BROKER	EST. Q2 2023

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AERIAL

COURTHOUSE WEST

I-95 & COURTHOUSE RD., STAFFORD, VA 22554, STAFFORD COUNTY

AQUIA

STAFFORD

THE SHOPPES AT
NORTH STAFFORD
(250,000 SF)
ANY TIME
FITNESS

16,000
(2019 ADT)

32,000
(2019 ADT)

BRAFFERTON
SHOPPING CENTER
(105,982 SF)
one life
FITNESS

DOC STONE COMMONS
SHOPPING CENTER
(416,448 SF)
Giant petco STAPLES
WALDEN MARKET

14,000
(2019 ADT)

13,000
(2019 ADT)

REGAL CINEMAS
(DELIVERING 2023)
THE GARRISON
AT STAFFORD
(500,000 SF)

ALDI
NORTH STAFFORD PLAZA
(183,902 SF)

Lowe's TARGET
PETSMART BEST BUY
ROSS SHOPPERS
DRESS FOR LESS
TJ-MAXX KOHL'S
BED BATH & BEYOND Famous Footwear
STAFFORD MARKETPLACE
(800,00 SF)

10,000
(2019 ADT)

MARKET AT
EMBREY MILL
Publix KROC
Wendy's

EMBREY MILL TOWN CENTER
Wawa Popeyes
McDonald's Starbucks Dunkin'

AUSTIN RIDGE CENTER

18,000
(2019 ADT)

VOIT PARK AND RIDE
(200 SPACES)

STAFFORD HOSPITAL

AUSTIN RIDGE
LOGISTICS CENTER

COURTHOUSE WEST

ABBERLY WATERSTONE
APARTMENT HOMES

BURNS CORNER
Wendy's Starbucks Dunkin'

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CLOSE-UP

COURTHOUSE WEST

I-95 & COURTHOUSE RD., STAFFORD, VA 22554, STAFFORD COUNTY



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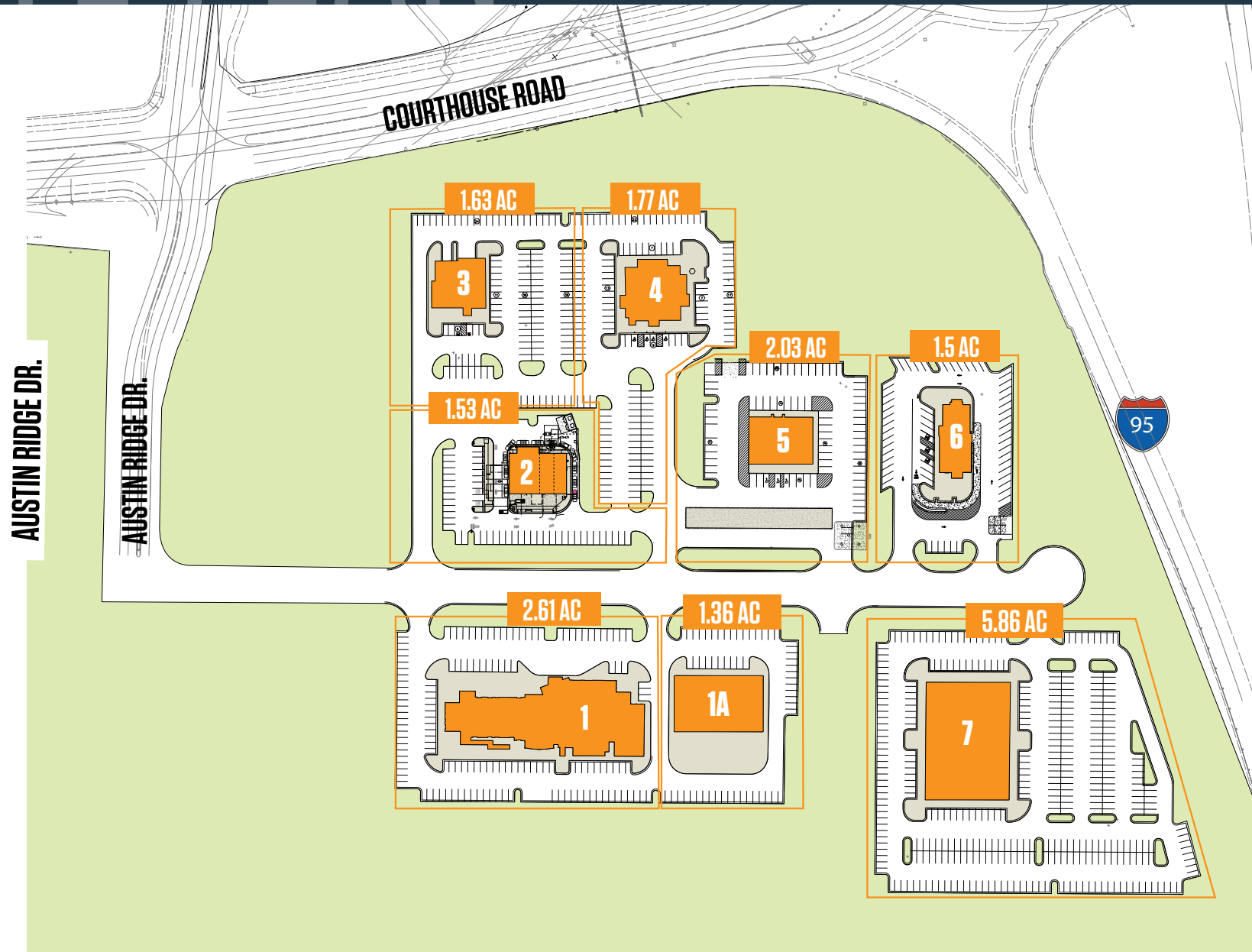
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SITE PLAN

COURTHOUSE WEST

I-95 & COURTHOUSE RD., STAFFORD, VA 22554, STAFFORD COUNTY



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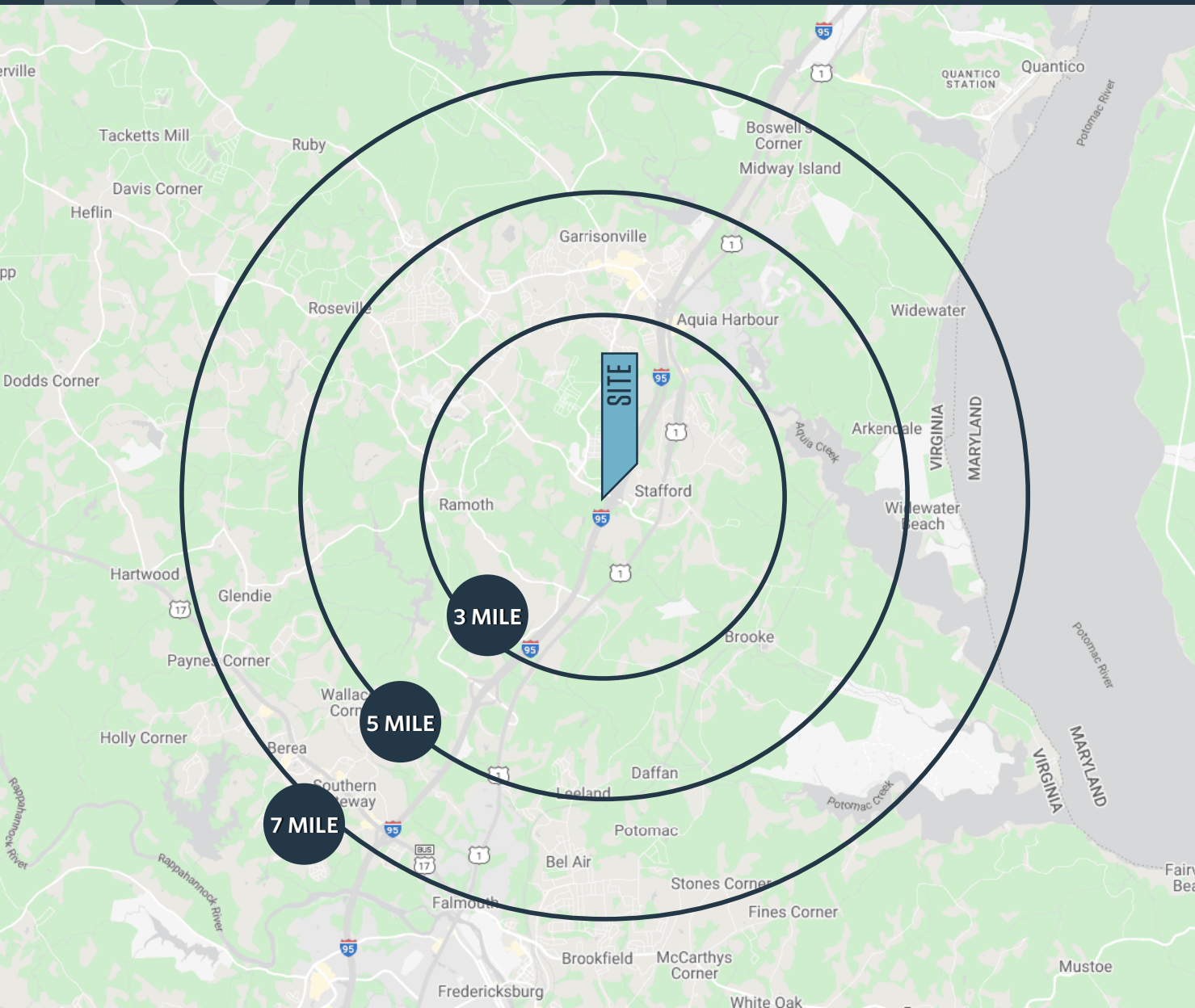
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DEMOGRAPHICS | 2021:

3-MILE	5-MILE	7-MILE
Population		
35,122	77,296	120,223
Daytime Population		
10,815	21,636	32,149
Households		
10,900	24,659	38,812
Average HH Income		
\$144,007	\$140,617	\$134,694
Median Age		
34.9	35.3	35.8

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

I-95	137,000 ADT
Courthouse Rd.	11,000 ADT



COURTHOUSE WEST

I-95 & COURTHOUSE RD., STAFFORD, VA 22554, STAFFORD COUNTY

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