



NEARBY RETAILERS

Publix



RETAIL FOR LEASE

- New retail development located off I-95 and across the street from Market at Embrey Mill which is anchored by Publix.
- Retail pads and multi-tenant opportunities available.
- The Stafford trade area enjoys an average household income of \$140,617 per year within a 5-mile radius.
- Great for gas/convenience store, full-service restaurant, financial institutions, grocer, and more!

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AERIAL

COURTHOUSE CENTER

962 COURTHOUSE RD., STAFFORD, VA 22554, STAFFORD COUNTY



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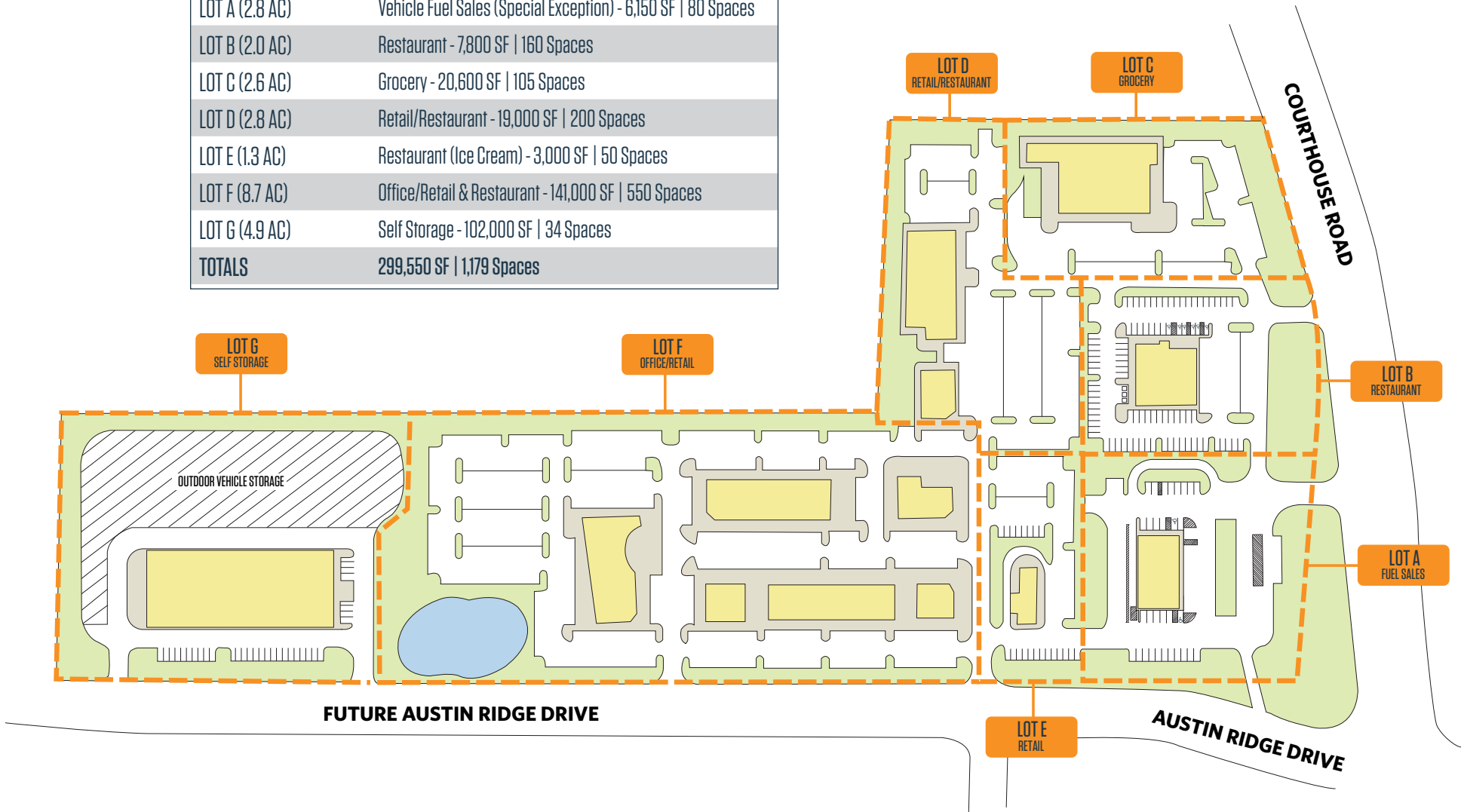


SITE PLAN

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PROPOSED LOT	PROPOSED USE
LOT A (2.8 AC)	Vehicle Fuel Sales (Special Exception) - 6,150 SF 80 Spaces
LOT B (2.0 AC)	Restaurant - 7,800 SF 160 Spaces
LOT C (2.6 AC)	Grocery - 20,600 SF 105 Spaces
LOT D (2.8 AC)	Retail/Restaurant - 19,000 SF 200 Spaces
LOT E (1.3 AC)	Restaurant (Ice Cream) - 3,000 SF 50 Spaces
LOT F (8.7 AC)	Office/Retail & Restaurant - 141,000 SF 550 Spaces
LOT G (4.9 AC)	Self Storage - 102,000 SF 34 Spaces
TOTALS	299,550 SF 1,179 Spaces



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FOR MORE INFORMATION, PLEASE CONTACT:

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