

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.
- Zoning: B2

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 |

BO GALLES

bgalles@klnb.com | 703-424-4231

JOSH WEINER

jweiner@klnb.com | 703-268-2715

AERIAL

COURTHOUSE WEST

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



BO GALLES
bgalles@klnb.com | 703-424-4231

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jweiner@klnb.com | 703-268-2715



CLOSE-UP

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SITE PLAN

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BO GALLES

bgalles@klnb.com | 703-424-4231

JOSH WEINER

jweiner@klnb.com | 703-268-2715



NEW HOUSING | COURTHOUSE WEST

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BO GALLES
 bgalles@klnb.com | 703-424-4231

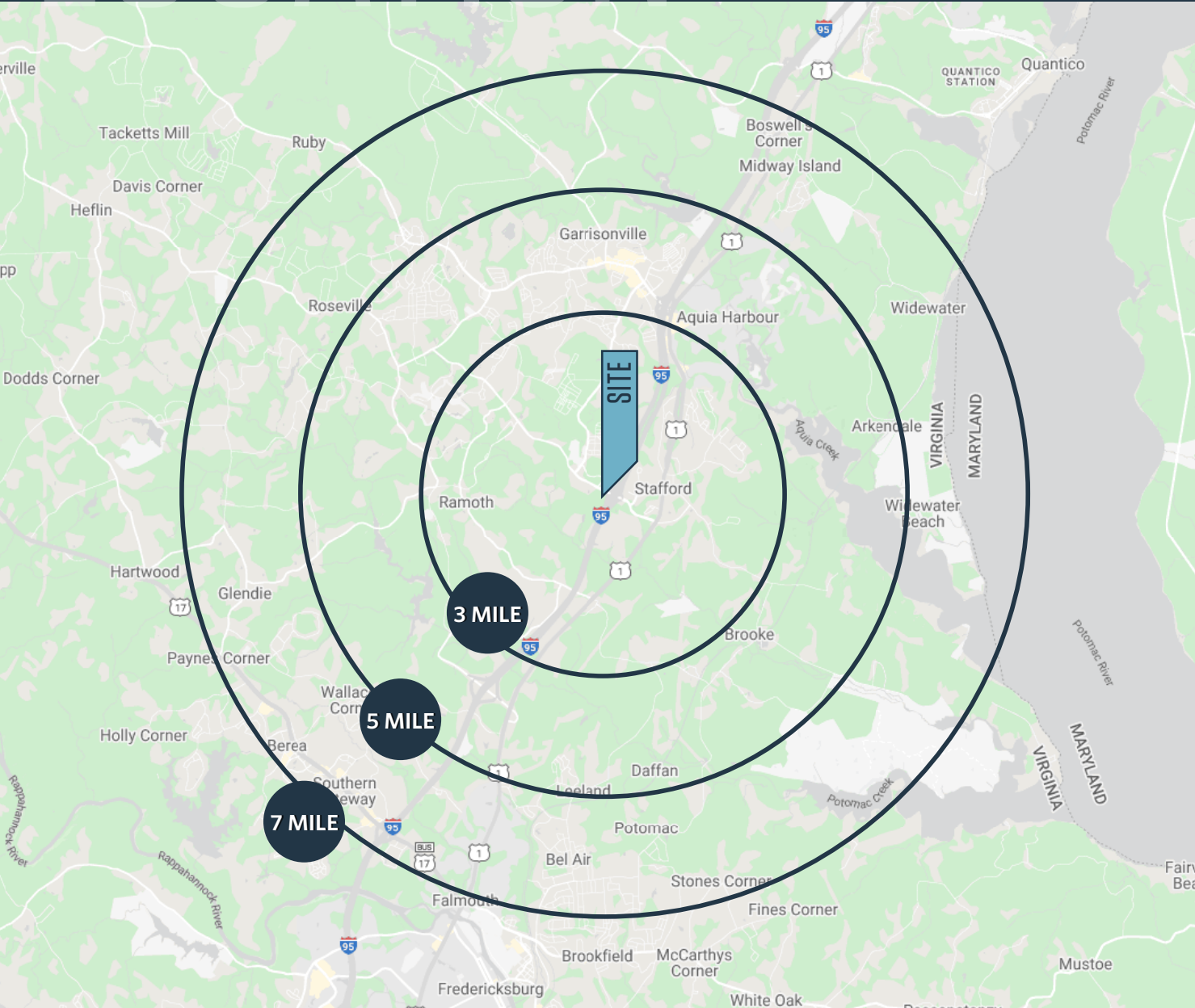
JOSH WEINER
 jweiner@klnb.com | 703-268-2715



LOCATION

COURTHOUSE WEST

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



DEMOGRAPHICS | 2023:

| | 3-MILE | 5-MILE | 7-MILE |
|--------------------|-----------|-----------|-----------|
| Population | 38,872 | 84,000 | 126,537 |
| Daytime Population | 13,154 | 26,884 | 41,120 |
| Households | 11,841 | 26,311 | 40,542 |
| Average HH Income | \$170,044 | \$164,228 | \$157,488 |
| Median Age | 35.5 | 35.9 | 36.3 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

| | |
|----------------|-------------|
| I-95 | 146,542 ADT |
| Courthouse Rd. | 19,715 ADT |

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FOR MORE INFORMATION, PLEASE CONTACT:

BO GALLES

bgalles@klnb.com

703-424-4231

JOSH WEINER

jweiner@klnb.com

703-268-2715

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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klnb.com



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