

## NEARBY RETAILERS

**MARTIN'S**

**DOLLAR TREE**



## PAD SITE FOR GROUND LEASE OR BUILD TO SUIT

- Located at the hard corner of the fully lit intersection of Fairfax Pike (Rt. 118) & Stickley Drive.
- Conveniently located on Interstate 81 (71,294 ADT).
- Zoned B-2 - General Business District (Frederick County), link to uses [here](#).

**BILLY KELLY**

bkelly@klnb.com | 703-268-2706

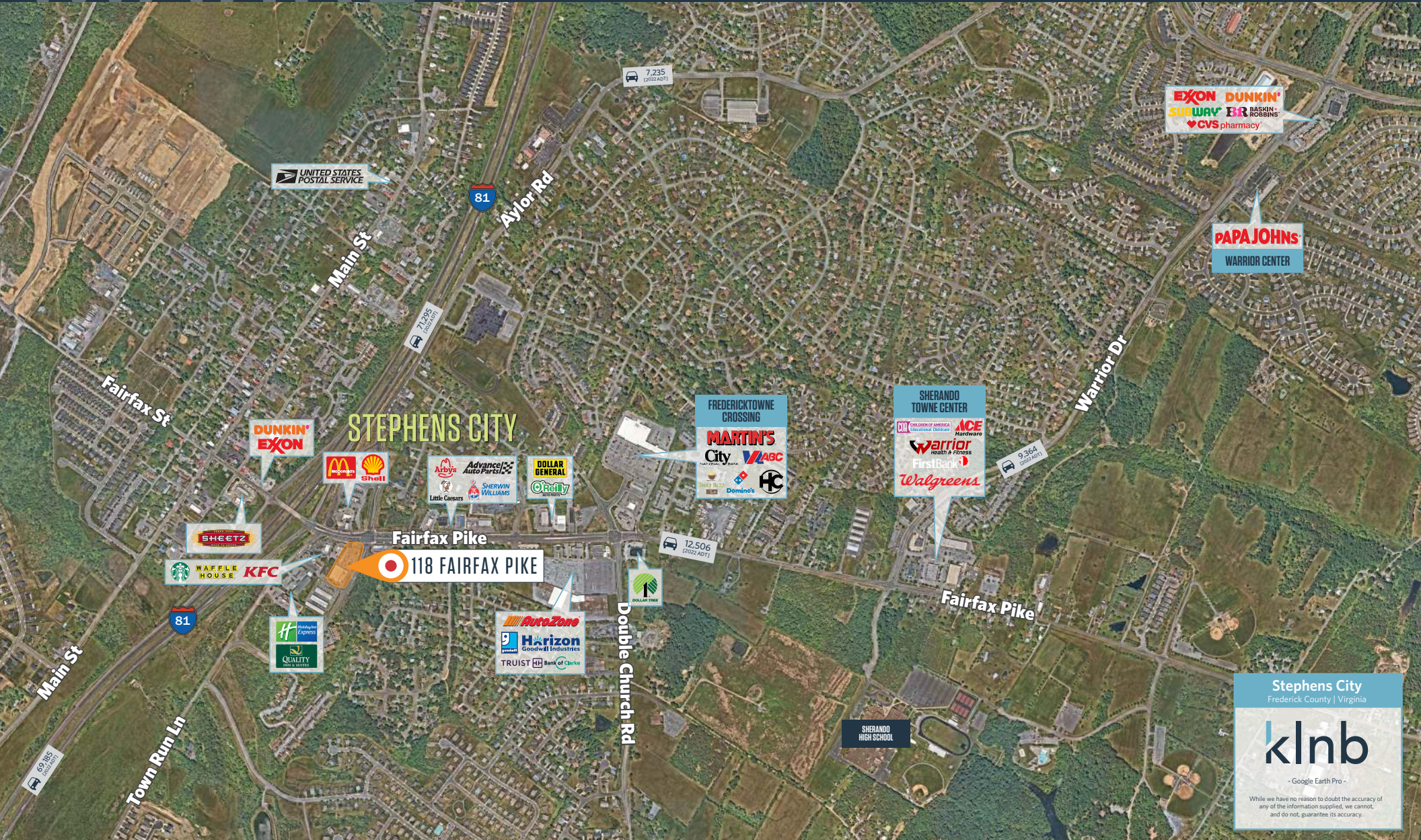
**BOB BROWNING**

bbrowning@klnb.com | 703-268-2717



# 118 FAIRFAX PIKE

STEPHENS CITY, VA 22655, FREDERICK COUNTY



**BILLY KELLY**

bkelly@klnb.com | 703-268-2706

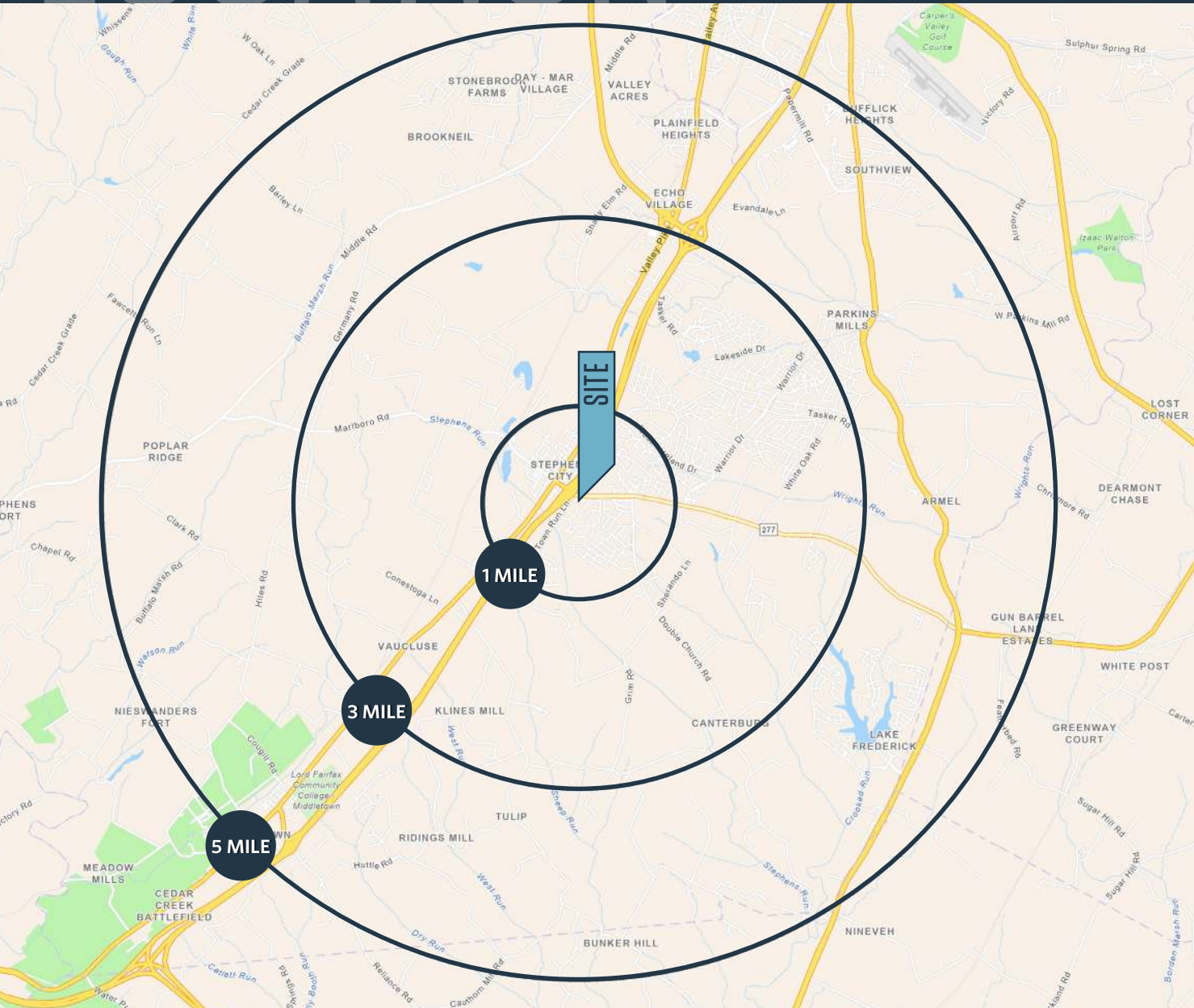
**BOB BROWNING**

bbrowning@klnb.com | 703-268-2717

# LOCATION

# 118 FAIRFAX PIKE

STEPHENS CITY, VA 22655, FREDERICK COUNTY



## DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
5,893	21,431	35,887
Daytime Population		
1,832	6,330	13,479
Households		
2,202	7,921	13,608
Average HH Income		
\$98,438	\$105,622	\$108,838

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Fairfax Pike	15,605 ADT
I-81	60,525 ADT

**BILLY KELLY**

bkelly@klnb.com | 703-268-2706

**BOB BROWNING**

bbrowning@klnb.com | 703-268-2717

**klnb**



# 118 FAIRFAX PIKE

STEPHENS CITY, VA 22655, FREDERICK COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

### **BILLY KELLY**

[bkelly@klnb.com](mailto:bkelly@klnb.com)

703-268-2706

### **BOB BROWNING**

[bbrowning@klnb.com](mailto:bbrowning@klnb.com)

703-268-2717

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

**klnb.com**



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.