



## 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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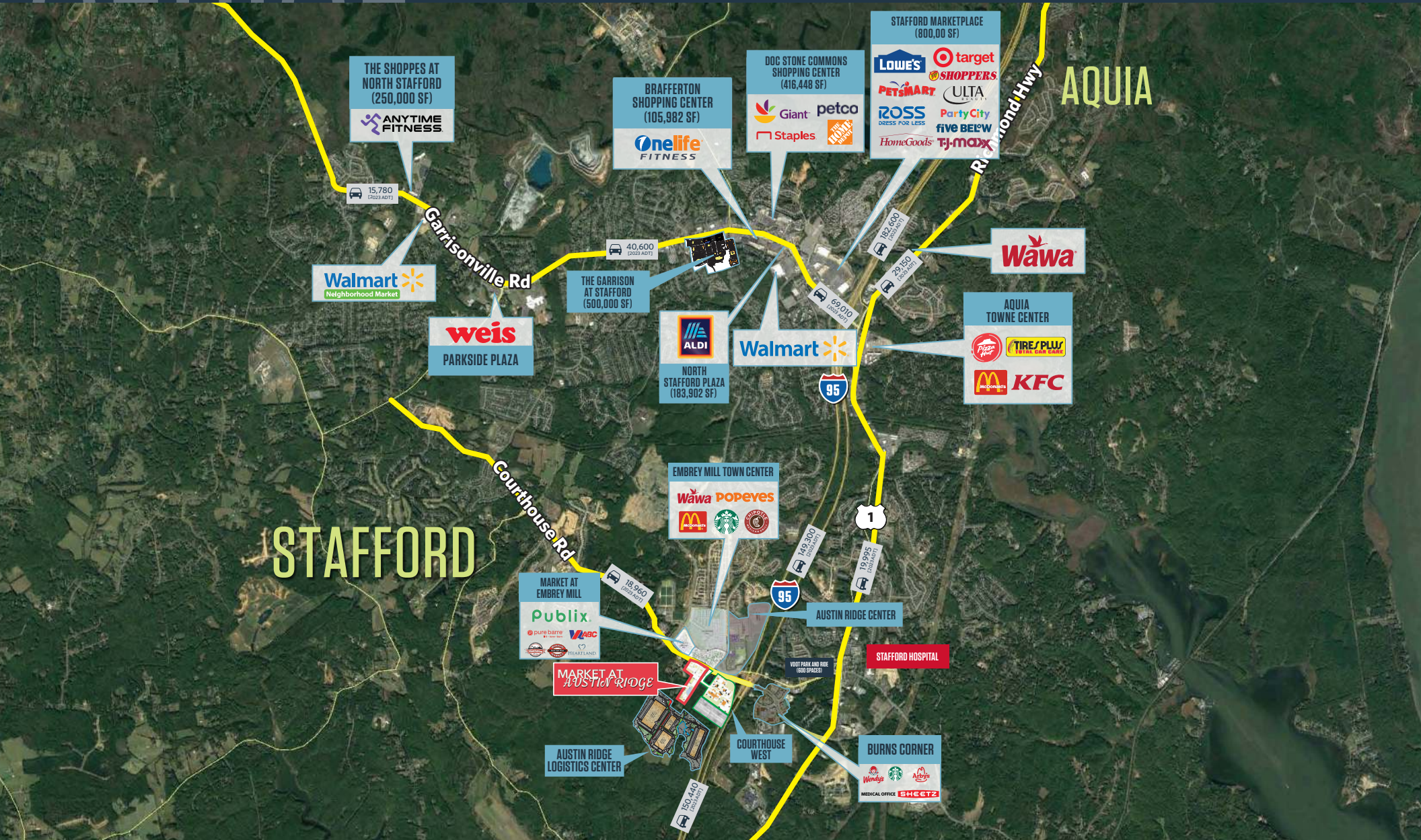
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# MARKET AT AUSTIN RIDGE

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





# CLOSE-UP

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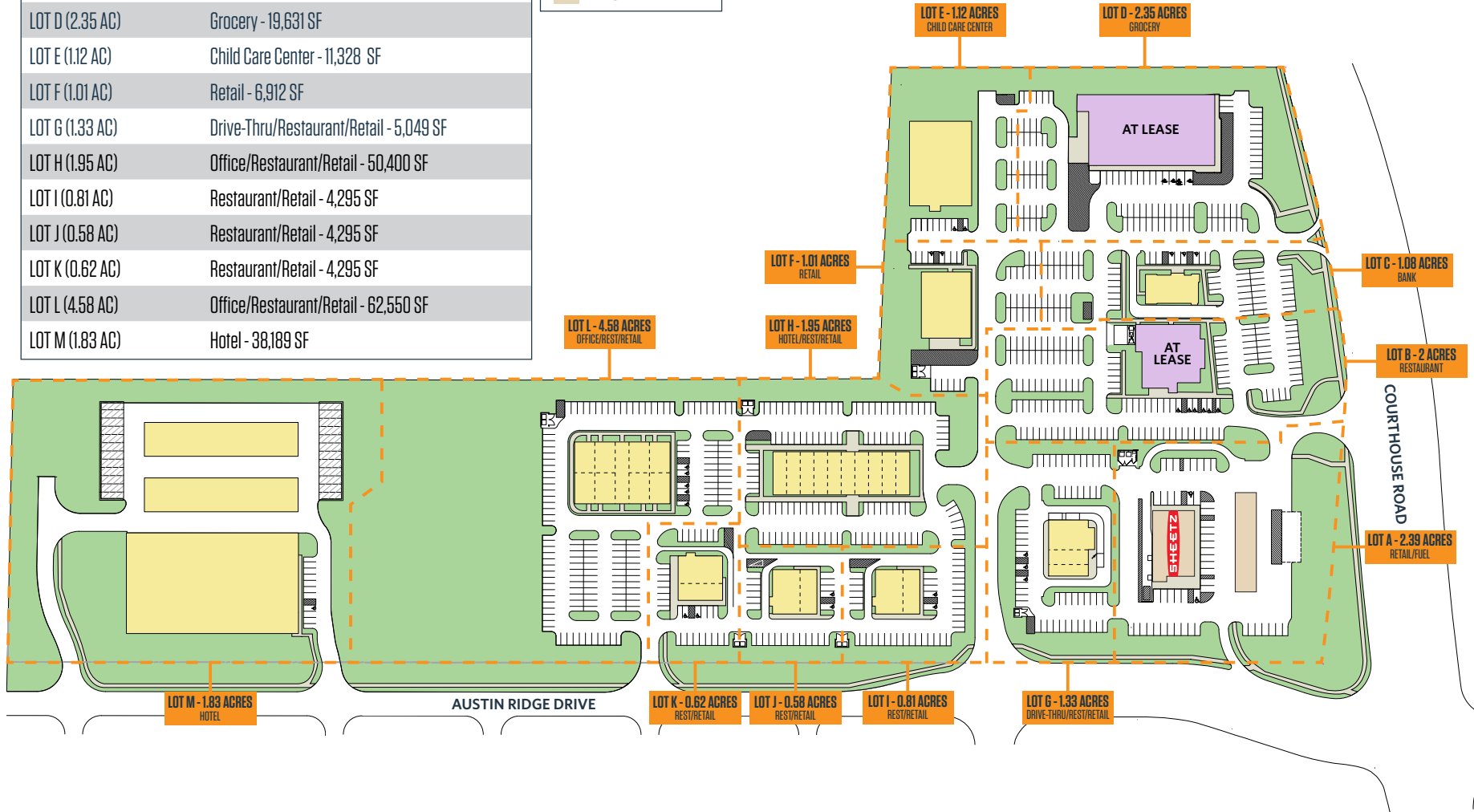
# SITE PLAN

# MARKET AT AUSTIN RIDGE

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PROPOSED LOT	PROPOSED USE
LOT A (2.39 AC)	Retail/Fuel - 5,049 SF
LOT B (2 AC)	Restaurant - 7,990 SF
LOT C (1.08 AC)	Bank - 3,400 SF
LOT D (2.35 AC)	Grocery - 19,631 SF
LOT E (1.12 AC)	Child Care Center - 11,328 SF
LOT F (1.01 AC)	Retail - 6,912 SF
LOT G (1.33 AC)	Drive-Thru/Restaurant/Retail - 5,049 SF
LOT H (1.95 AC)	Office/Restaurant/Retail - 50,400 SF
LOT I (0.81 AC)	Restaurant/Retail - 4,295 SF
LOT J (0.58 AC)	Restaurant/Retail - 4,295 SF
LOT K (0.62 AC)	Restaurant/Retail - 4,295 SF
LOT L (4.58 AC)	Office/Restaurant/Retail - 62,550 SF
LOT M (1.83 AC)	Hotel - 38,189 SF

KEY
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> AVAILABLE
<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> AT LEASE
<span style="background-color: tan; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> LEASED



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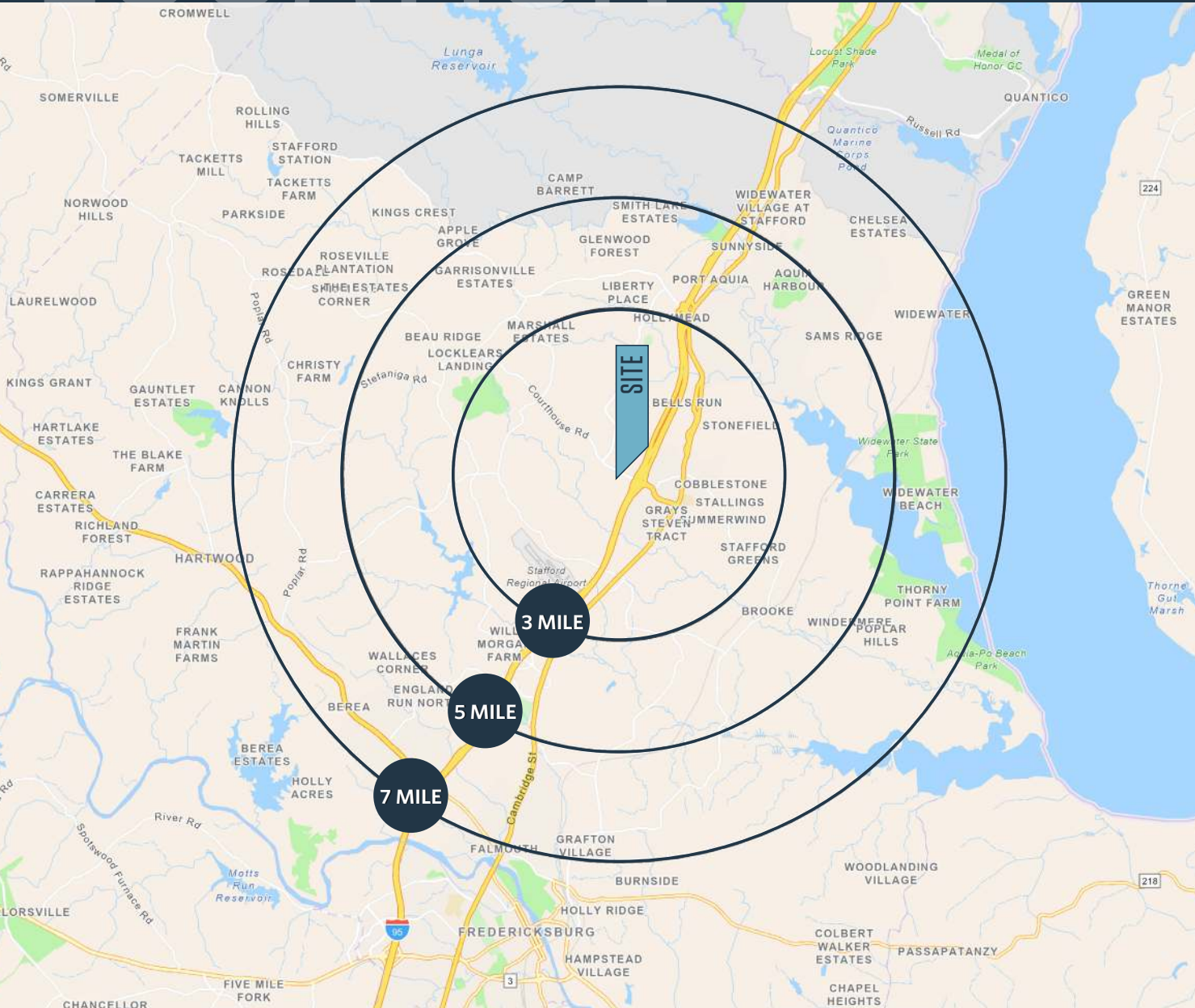




# LOCATION

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



## DEMOGRAPHICS | 2024:

	3-MILE	5-MILE	7-MILE
Population	42,638	84,156	130,053
Daytime Population	16,046	32,796	48,911
Households	12,9920	26,243	41,608
Average HH Income	\$185,184	\$175,578	\$172,845
Median Age	35.7	35.9	36.3

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

I-95	150,440 ADT
Courthouse Rd.	18,690 ADT

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## FOR MORE INFORMATION, PLEASE CONTACT:

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