



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. Q1 2026
PAD 1A	1.36 AC	SEE BROKER	EST. Q1 2026
PAD 2	1.53 AC	SEE BROKER	EST. Q1 2026
PAD 3	1.63 AC	SEE BROKER	EST. Q1 2026
PAD 4	1.77 AC	SEE BROKER	EST. Q1 2026
PAD 5	2.03 AC	SEE BROKER	EST. Q1 2026
PAD 6	1.5 AC	SEE BROKER	EST. Q1 2026
PAD 7	5.88 AC	SEE BROKER	EST. Q1 2026

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AERIAL

COURTHOUSE WEST

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



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CLOSE-UP

COURTHOUSE WEST

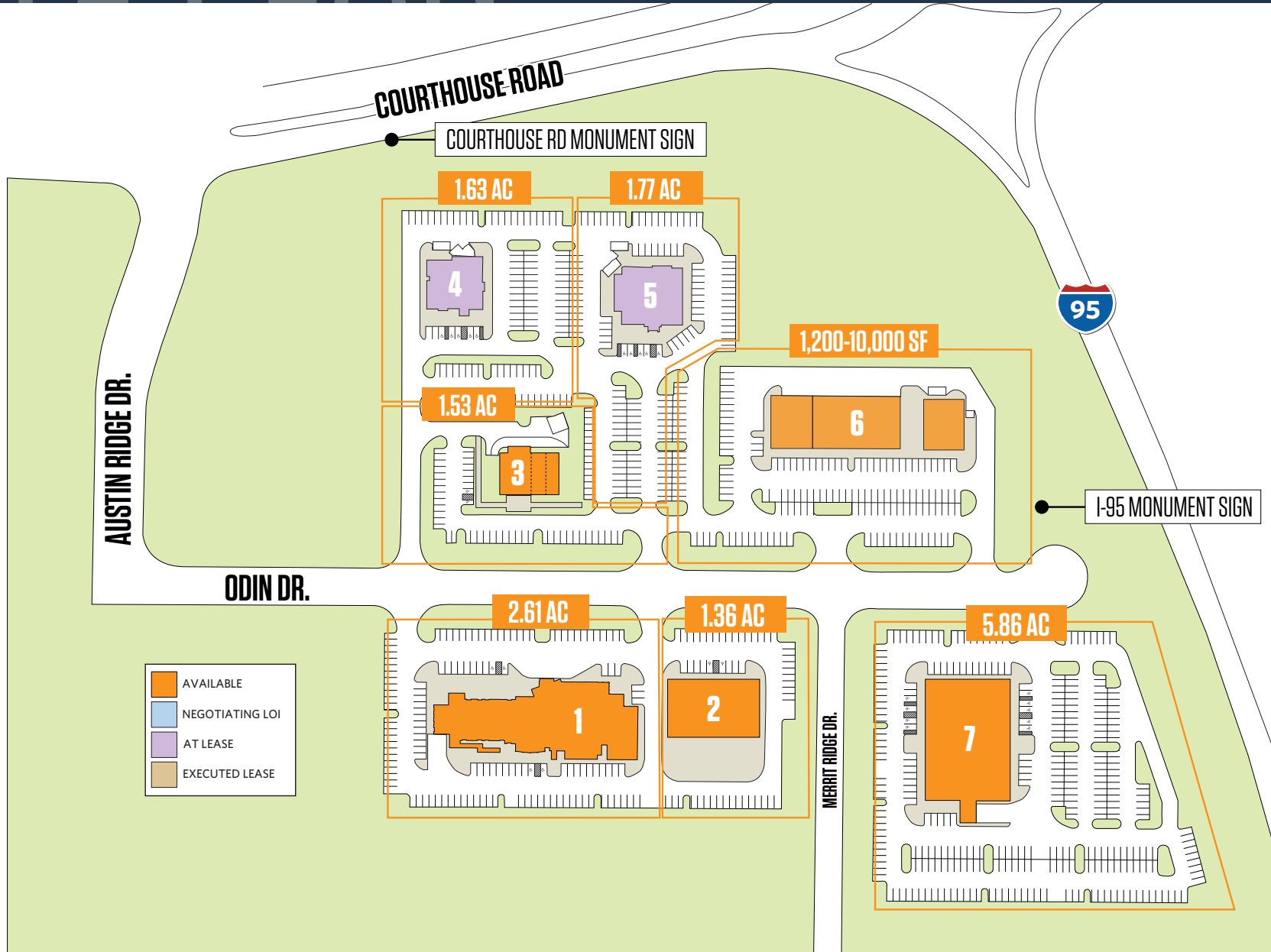
I-95 & COURTHOUSE RD., STAFFORD, VA 22554, STAFFORD COUNTY



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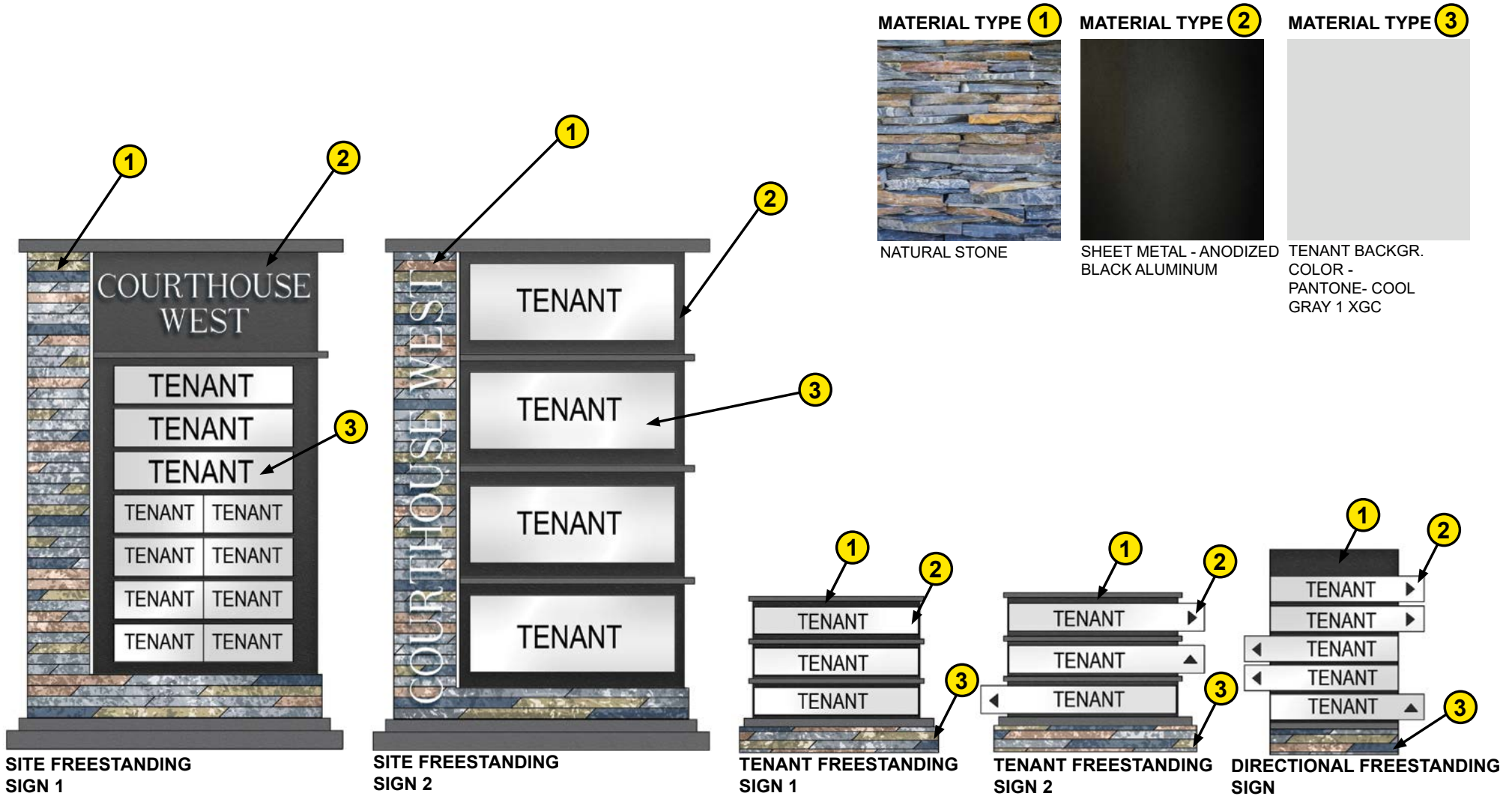




SIGNAGE

COURTHOUSE WEST

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NEW HOUSING | COURTHOUSE WEST

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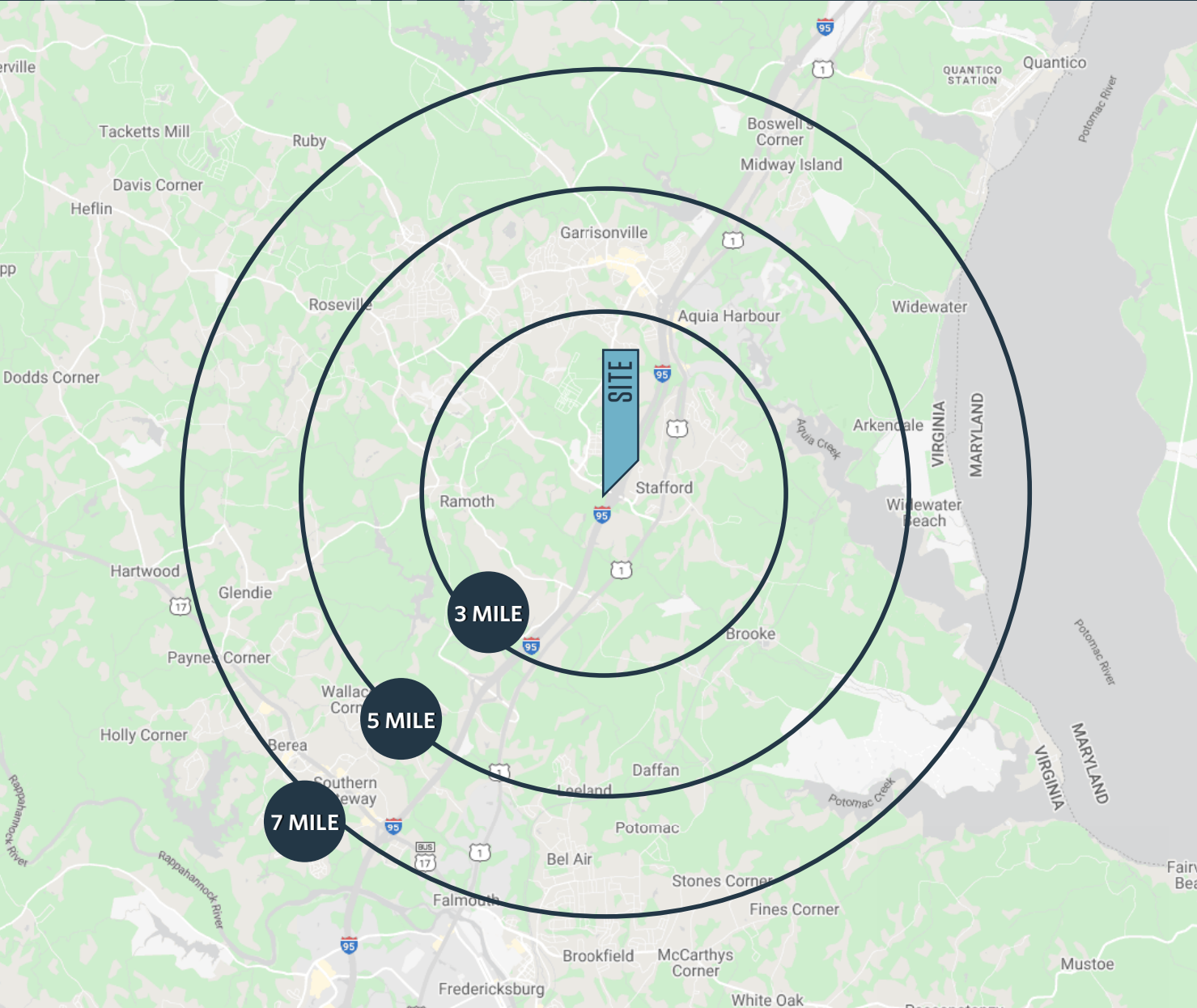
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LOCATION

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:

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