

MINE ROAD & GREENSPRING DRIVE

STAFFORD, VA 22554 | STAFFORD COUNTY

PAD SITE FOR LEASE

- Parcel Size: 0.934 acres (40,707 SF)
- Zoning: Currently R-1: Rezoning to B-2 required for commercial use which would allow for: QSR, convenience store, bank, retail, medical, daycare, etc.

FRONTAGE:

- ±350 ft on Mine Road (Route 684)
- Corner lot with dual frontage on Greenspring Drive

ACCESS:

- Right in/right out via Mine Road

UTILITIES:

- 18" water line on Mine Rd
- 12" water line & 8" gravity sewer on Greenspring Drive
- 6" Columbia Gas line on Greenspring Drive

POSITIVE ATTRIBUTES:

- Strong traffic counts along Mine Road (25,200) with visibility to Garrisonville Road (69,034 VPD)
- Convenient access to I-95, Route 1, and Garrisonville Road (Route 610)
- Located at the gateway to dense residential neighborhoods and excellent infill opportunity within a mature commercial corridor

NEARBY RETAILERS:



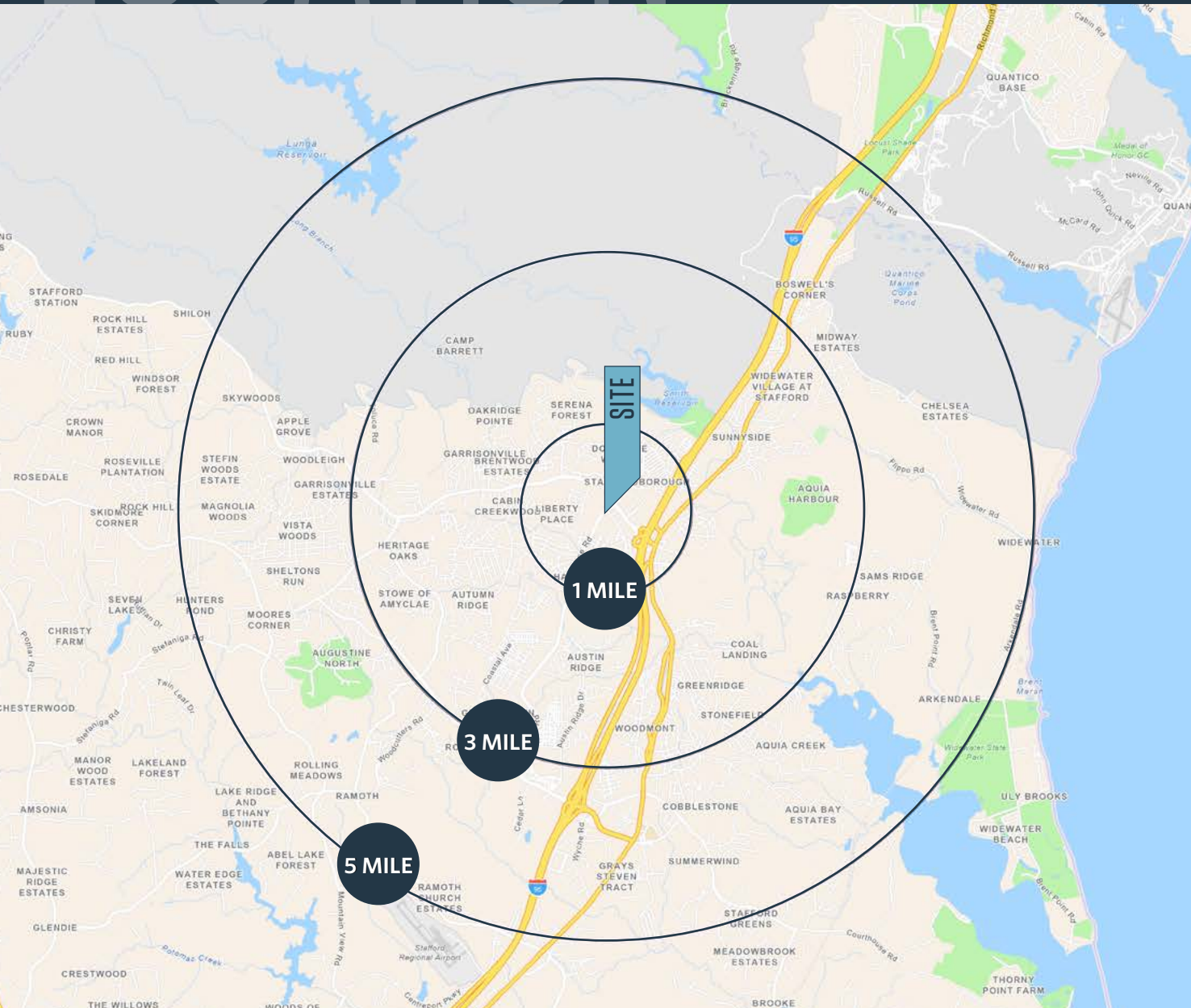
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DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
12,316	65,009	88,708
Daytime Population		
13,522	50,028	80,007
Households		
4,087	20,168	27,339
Average HH Income		
\$134,242	\$166,992	\$172,705

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Garrisonville Road	69,034 ADT
Mine Road	25,200 ADT

MARKET

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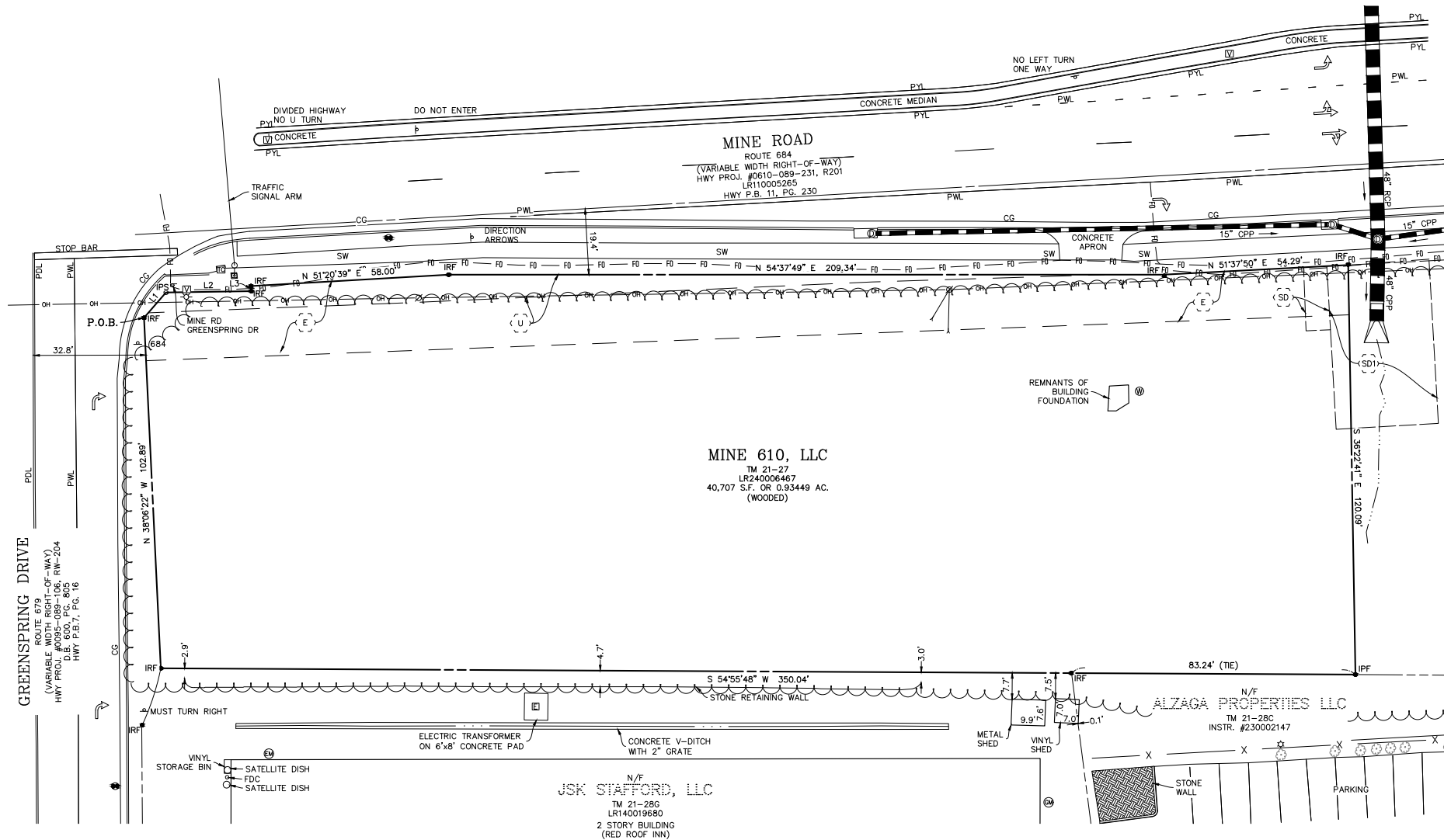
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SITE PLAN

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FOR MORE INFORMATION, PLEASE CONTACT:

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