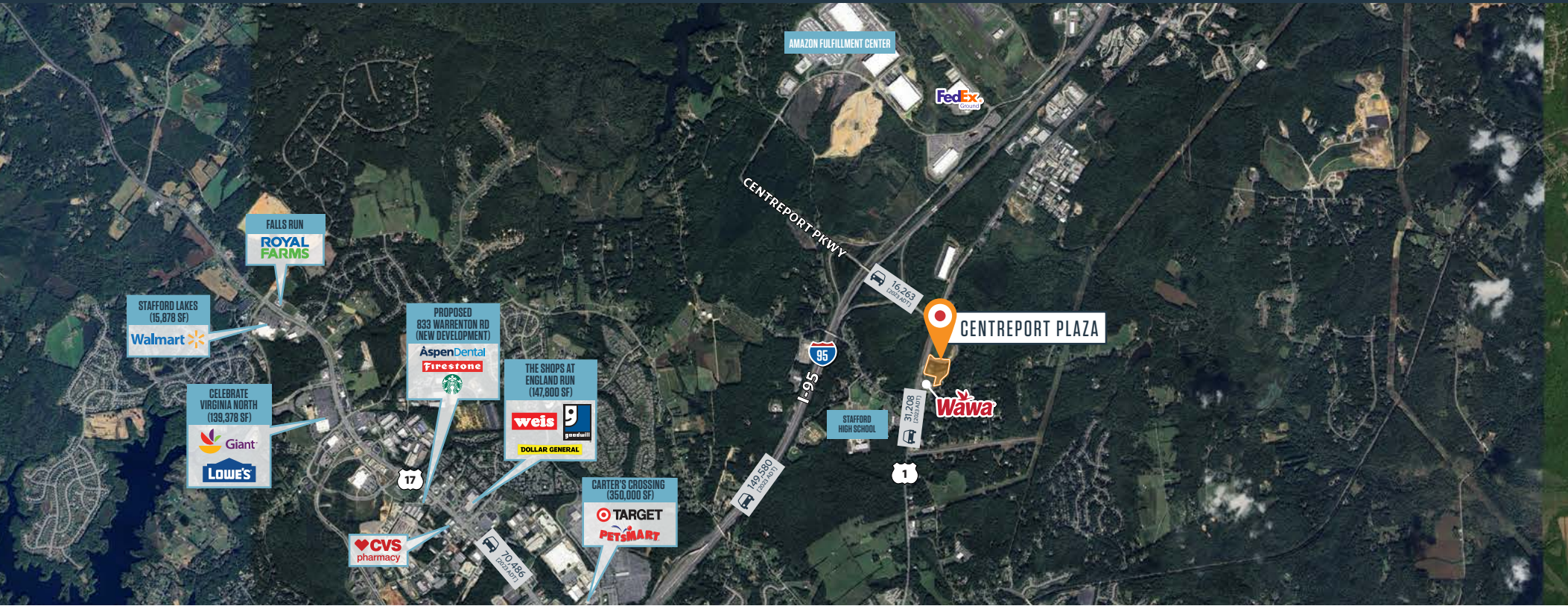




JOIN



RETAIL PAD SITES FOR SALE OR LEASE

- 31,208 VPD on on Richmond Highway.
- Zoned B2 – link to table of uses Stafford County (Click for Zoning, B-2).
- Multiple Configurations available with cross-easement access to existing Wawa (1.1M visits per year – Placer.ai).
- Adjacent Stafford High School, which has over 2,200 students.

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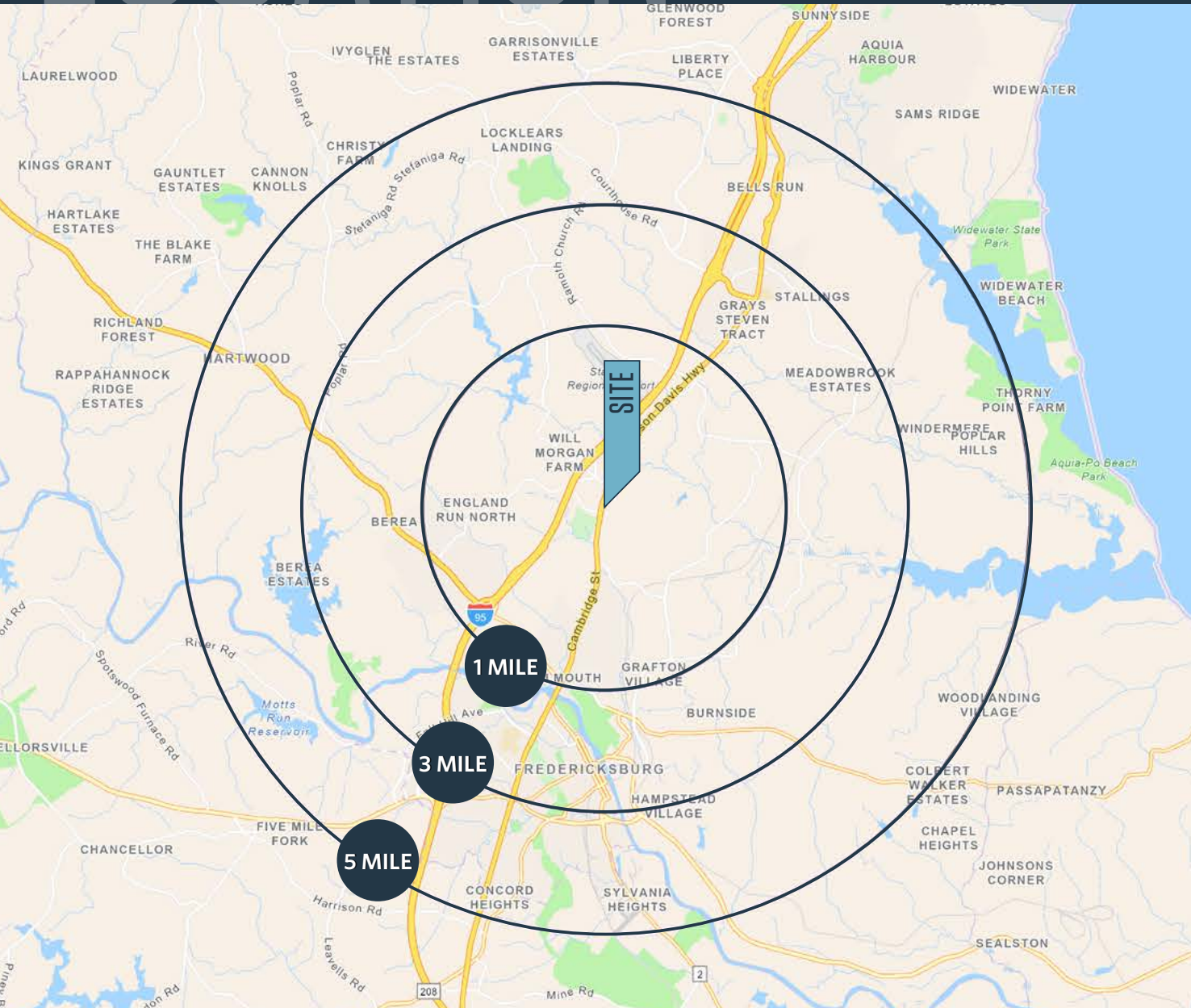
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LOCATION

CENTREPORT PLAZA

RICHMOND HWY, STAFFORD, VA 22405, STAFFORD COUNTY



DEMOGRAPHICS | 2024:

3-MILE	5-MILE	7-MILE
Population		
25,773	76,349	148,133
Daytime Population		
24,585	85,982	147,913
Households		
9,082	27,881	51,443
Average HH Income		
\$150,829	\$145,578	\$157,149

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Richmond Hwy	31,208 ADT
Centreport Pkwy	16,263 ADT

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MARKET

CENTREPORT PLAZA

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CLOSE-UP

CENTREPORT PLAZA

RICHMOND HWY, STAFFORD, VA 22405, STAFFORD COUNTY



CENTREPORT PLAZA
10.39 ACRES - DIVISIBLE

Wawa

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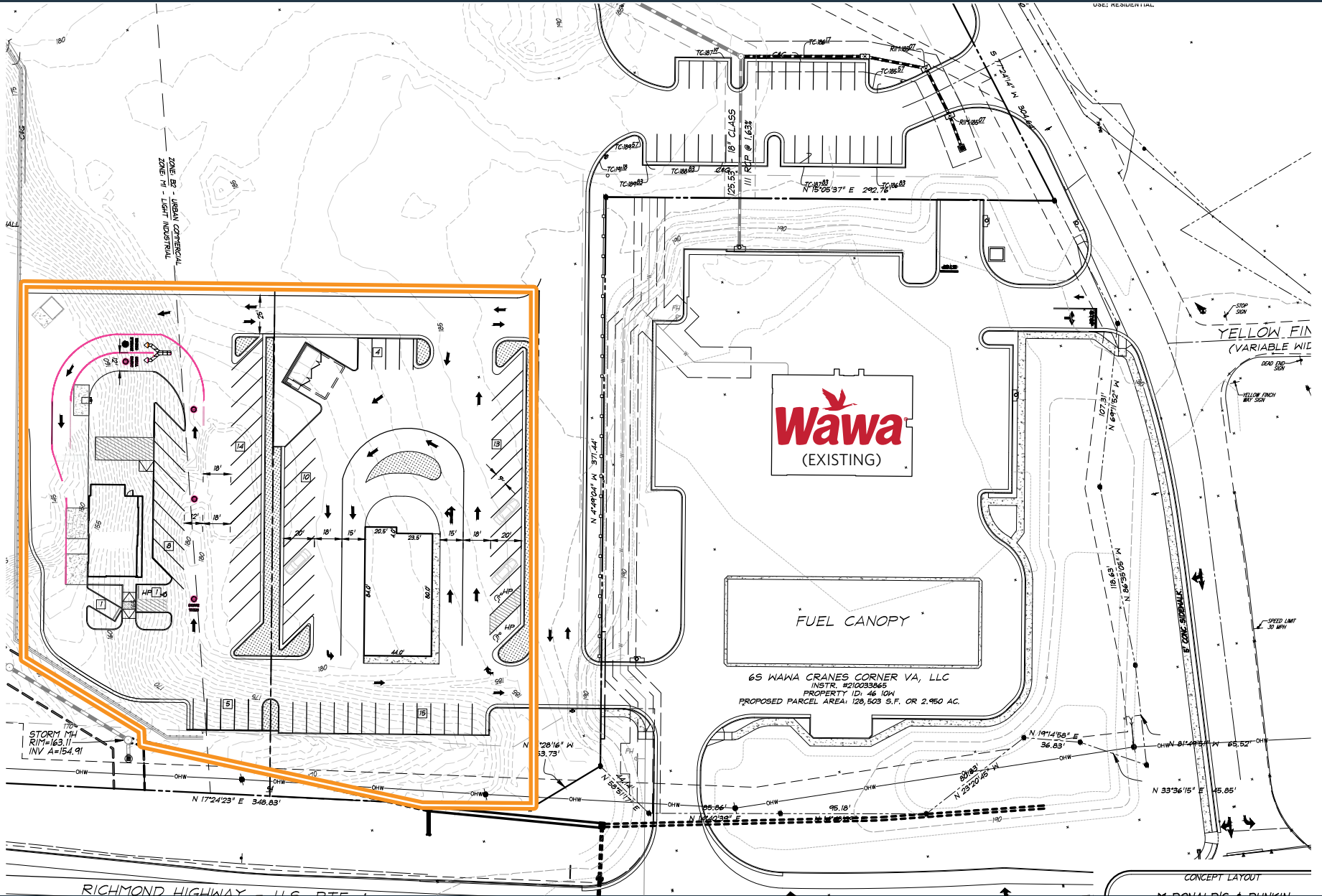
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SAMPLE LAYOUT

CENTREPORT PLAZA

RICHMOND HWY, STAFFORD, VA 22405, STAFFORD COUNTY



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RICHMOND HWY, STAFFORD, VA 22405, STAFFORD COUNTY





CENTREPORT PLAZA

RICHMOND HWY, STAFFORD, VA 22405, STAFFORD COUNTY

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CLICK TO VIEW PROPERTY WEBSITE

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