

# 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:



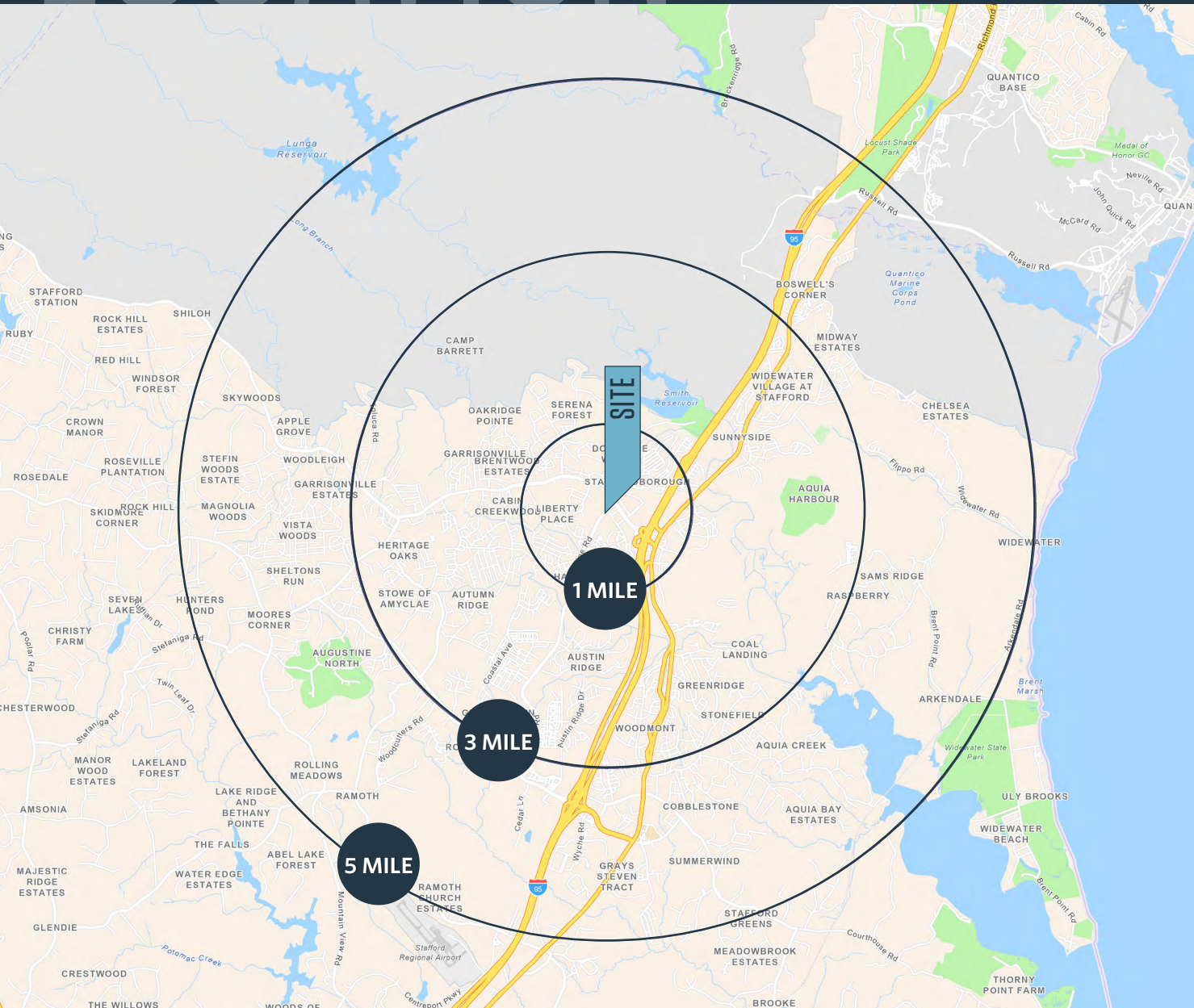
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## DEMOGRAPHICS | 2024:

| 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

## MINE ROAD & GREENSPRING DRIVE

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# MID VIEW

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\*Image has been modified by AI



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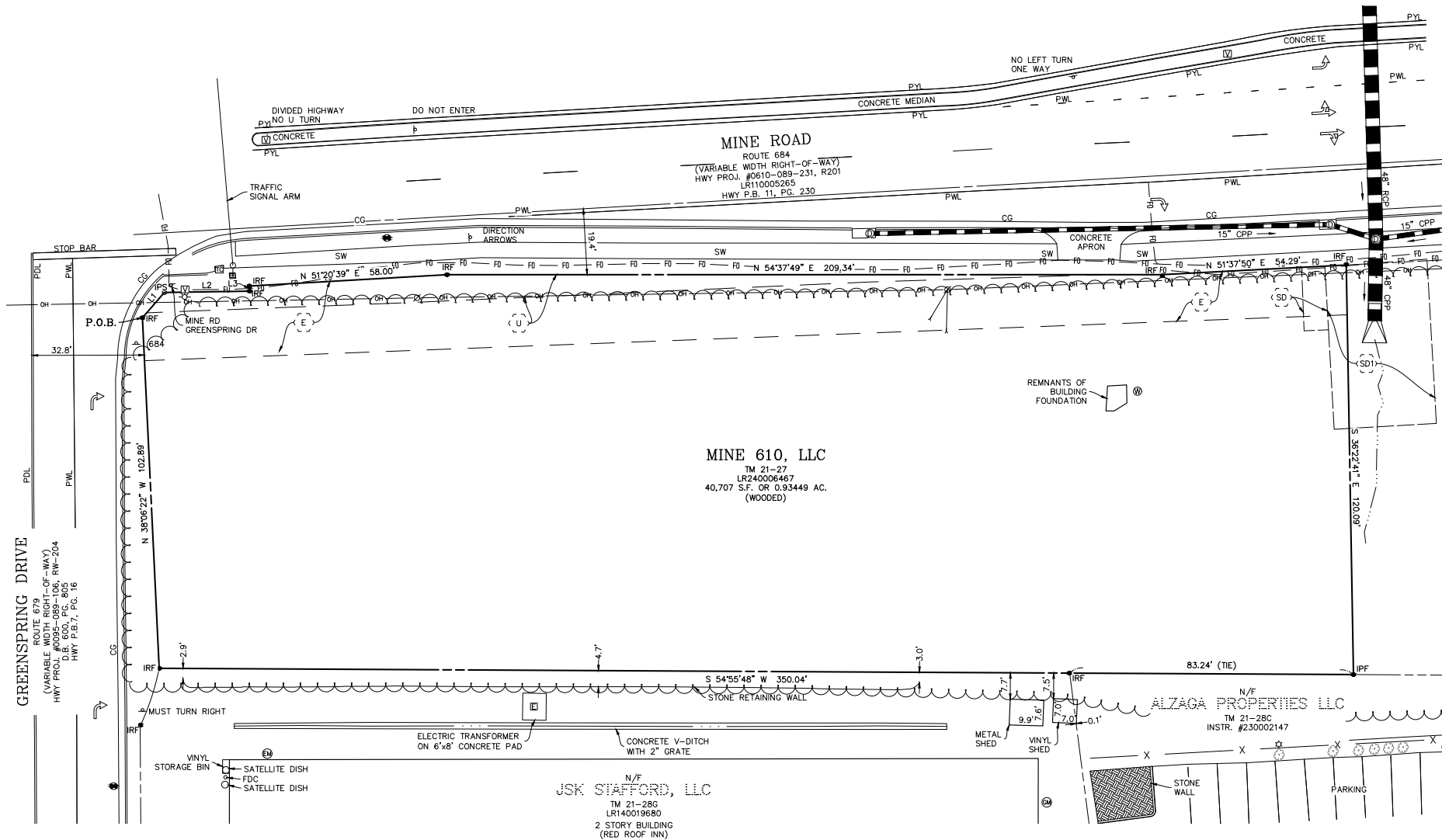
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# SITE PLAN

# MINE ROAD & GREENSPRING DRIVE

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## FOR MORE INFORMATION, PLEASE CONTACT:

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