

MINE ROAD & GREENSPRING DRIVE

STAFFORD, VA 22554 | STAFFORD COUNTY

PAD SITE FOR SALE OR 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 (18,522 VPD) with visibility to Garrisonville Road (77,232 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:



STAFFORD MARKETPLACE
(800,00 SF)

LOWE'S target
SHOPPERS
PETS MART ULTA
ROSS BAMI
DRESS FOR LESS BOOKS • TOYS • TECH • HOME
five BELOW
HomeGoods TJ-maxx

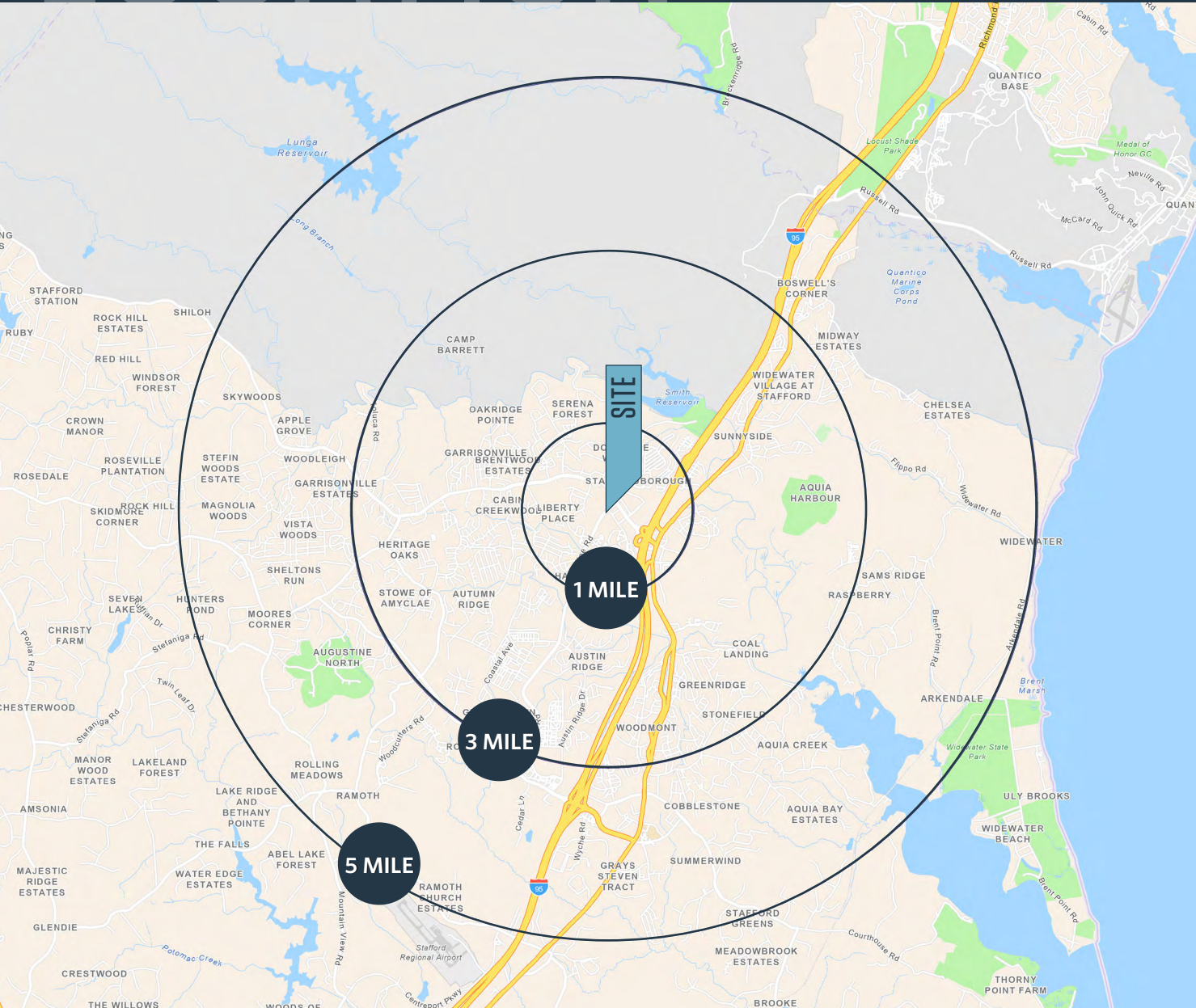
JAKE LEVIN

jlevin@klnb.com | 202-909-6102

BETH SARGENT

bsargent@klnb.com | 703-268-2716





DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
12,292	64,998	88,882
Daytime Population		
12,967	50,081	74,556
Households		
4,067	20,127	27,377
Average HH Income		
\$139,361	\$169,156	\$173,417

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

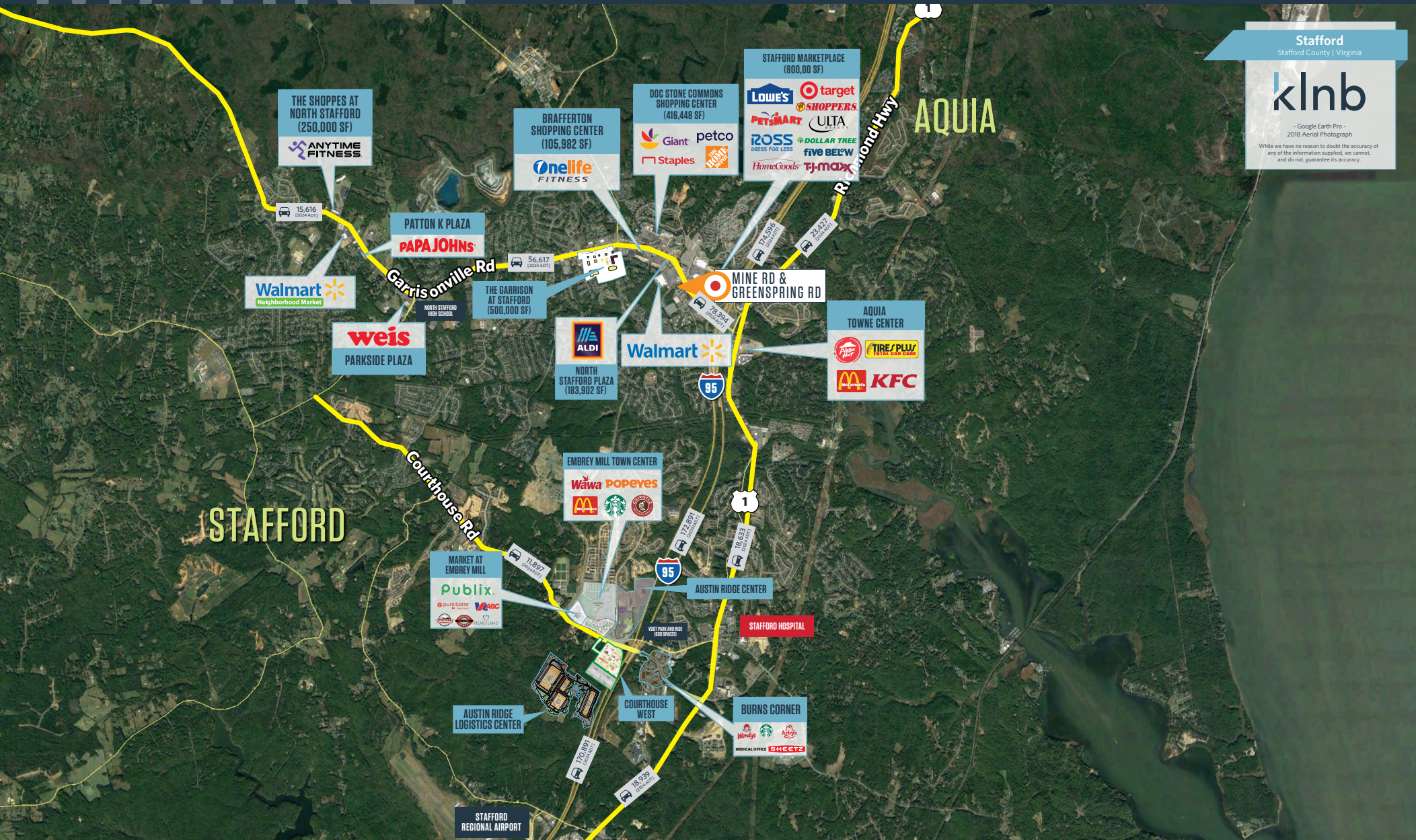
Garrisonville Road	77,232 ADT
Mine Road	18,522 ADT

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*Image has been modified by AI



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FOR MORE INFORMATION, PLEASE CONTACT:

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8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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klnb.com



instagram.com/klnbcre



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