

# Courthouse West

I-95 & Courthouse Road, Stafford, Virginia 22554



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 **NORTON  
SCOTT**

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**COURTHOUSE WEST** is Stafford County's newest premier retail development, strategically positioned at the brand-new Courthouse Road diamond interchange along I-95. Developed by Norton Scott, this project offers unparalleled access and visibility in the fastest-growing retail corridor in Stafford, Virginia.

The Courthouse Road corridor has quickly emerged as a leading destination for national retailers, anchored by nearby tenants such as **Publix, Starbucks, Sheetz, Chick-fil-A, McDonald's, and Wawa**. This momentum is fueled by strong residential growth, including Embrey Mill, a master-planned community with over 2,000 homes delivered, and dozens of additional neighborhoods under development.

Stafford County also benefits from significant economic drivers, including **new data center development**, proximity to **Marine Corps Base Quantico**, and a workforce supported by both Northern Virginia and the Washington, D.C. metro area.

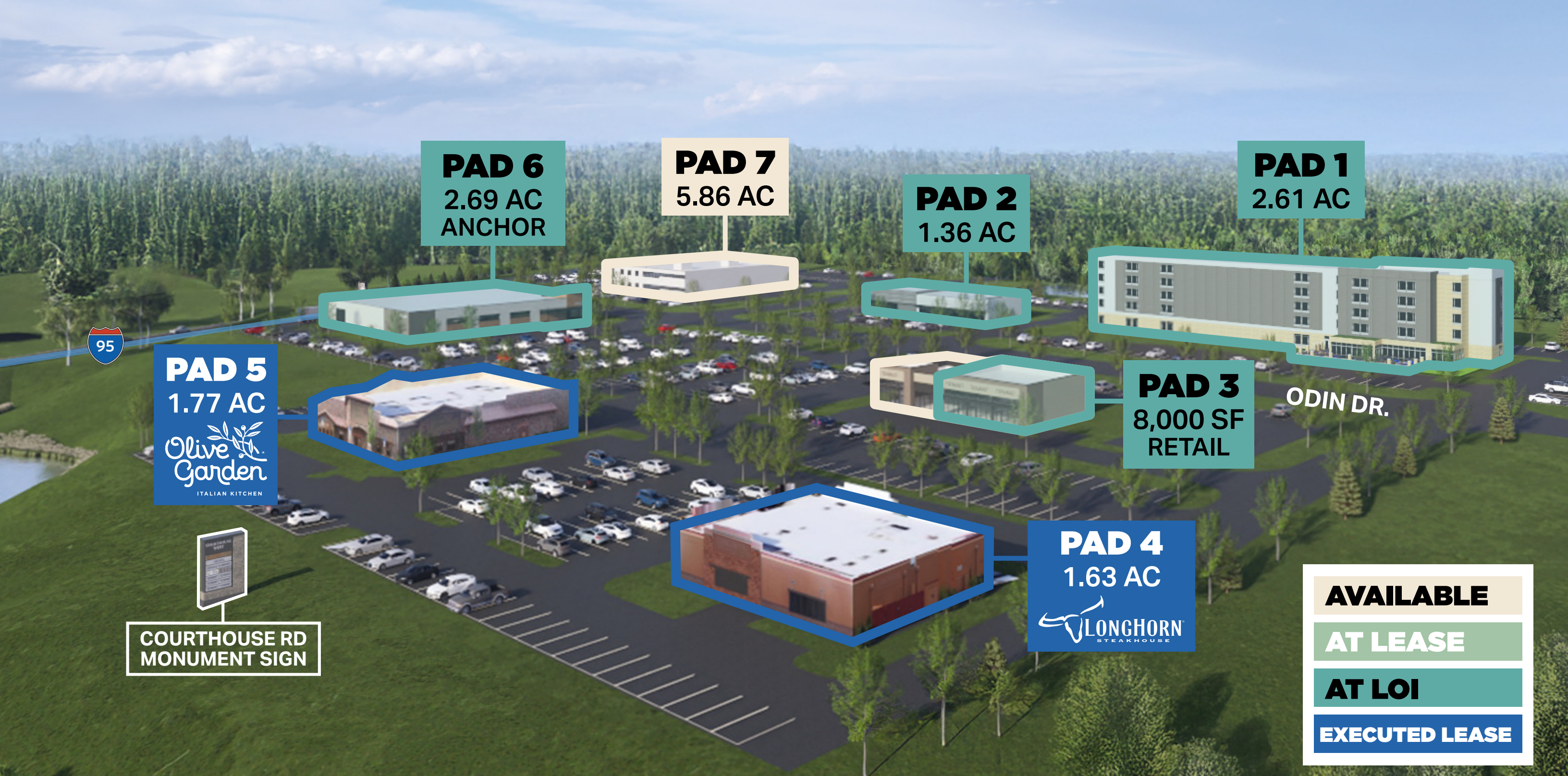
Courthouse West provides flexible opportunities for a wide range of retail, dining, and service uses. The project includes availability for a **20,000–30,000 SF anchor box for ground lease or build-to-suit**, offering direct visibility to I-95 and serving as a marquee opportunity for a regional or national tenant. Additional **pad sites for lease** are ideally suited for full-service restaurants, medical, fast-casual dining, and specialty retail.

An **8,000 SF multi-tenant building** will also be available, with spaces ranging from **1,500 to 8,000 SF**. Prominent **monument signage** along Courthouse Road further enhances visibility and branding for tenants.

Demographics in the trade area are exceptional, with a growing population, high median household incomes, and strong traffic counts along both I-95 and Courthouse Road. Combined with a robust housing pipeline and the county's sustained economic expansion, Courthouse West represents a unique opportunity for retailers and service providers to establish a presence in one of Northern Virginia's most dynamic growth corridors.

With its prime location, outstanding demographics, and a mix of retail opportunities from anchor to pad site, **Courthouse West** offers businesses the visibility, access, and customer base needed to thrive in Stafford County's most dynamic retail corridor.





**PAD 6**  
2.69 AC  
ANCHOR

**PAD 7**  
5.86 AC

**PAD 2**  
1.36 AC

**PAD 1**  
2.61 AC

**PAD 5**  
1.77 AC

Olive Garden  
ITALIAN KITCHEN

**PAD 3**  
8,000 SF  
RETAIL

**PAD 4**  
1.63 AC

LONGHORN  
STEAKHOUSE

AVAILABLE

AT LEASE

AT LOI

EXECUTED LEASE

ODIN DR.

95

COURTHOUSE RD  
MONUMENT SIGN

**NEARBY  
RETAILERS**

Publix



Panera  
BREAD

SHEETZ

Wawa

Table  
KITCHEN

FIVE GUYS



CHIPOTLE  
MEXICAN GRILL



**Publix**  
**FIVE GUYS**  
HAIR CUTTERY



tropical CAFE  
ANYTIME FITNESS  
CRIMSON COWARD  
LAW OFFICES AND DESIGN

EMBREY MILL TOWN CENTER

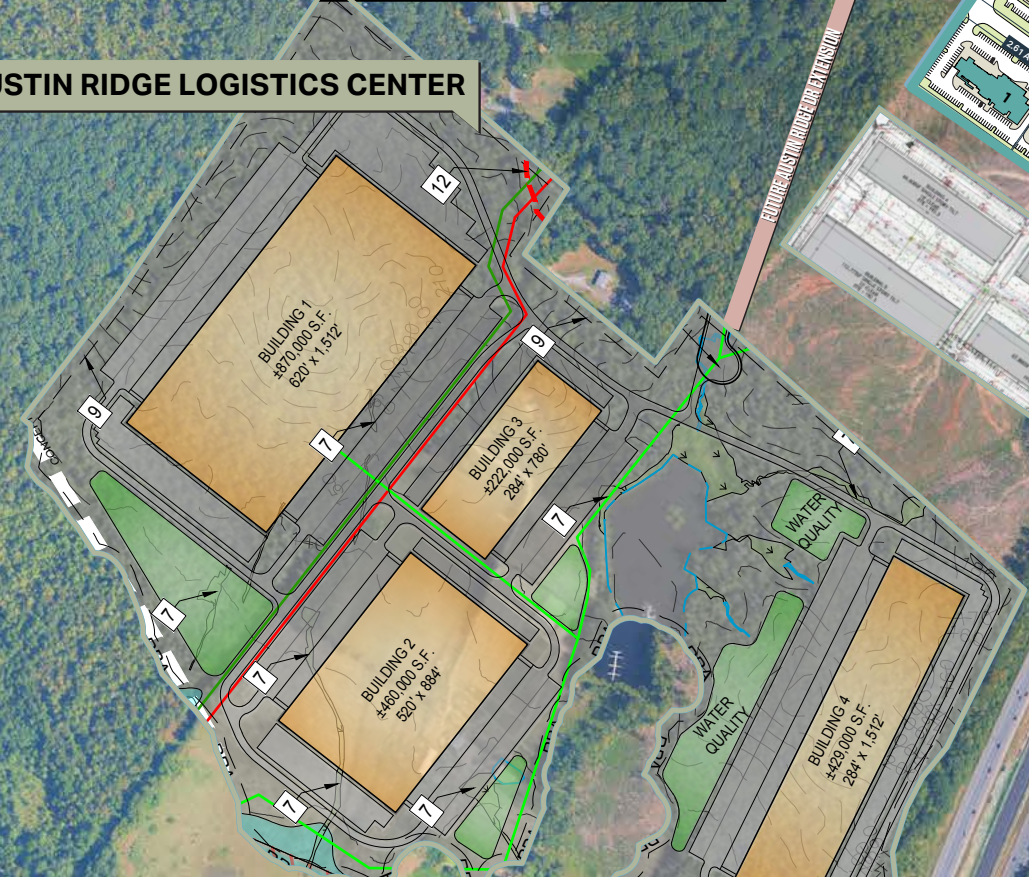


COURTHOUSE WEST

MARKET AT AUSTIN RIDGE  
ALDI  
TEXAS CARWASH  
Flagship  
SHEETZ

COMMUTER LOT

AUSTIN RIDGE LOGISTICS CENTER



AUSTIN RIDGE BUSINESS PARK

BURNS CORNER



FIRE DEPT

FUTURE DEVELOPMENT

STAFFORD HOSPITAL



STAFFORD PUBLIC SCHOOLS

STAFFORD COUNTY COURTHOUSE

FIRE DEPT

STAFFORD ELEMENTARY



HOSPITAL CENTER BLVD

COURTHOUSE RD

# STAFFORD, VA

**Walmart**  
Neighborhood Market  
Auto Zone SHEETZ

Giant THE HOME DEPOT petco Staples  
**DOC STONE COMMONS**

LOWE'S SHOPPERS ULTA BEAUTY  
target KOHL'S ROSS DRESS FOR LESS  
HomeGoods TJ-MAXX OLD NAVY  
PETS MART Michaels FIVE BEL'W  
**STAFFORD MARKETPLACE**

40,600  
(2023 ADT)

GARRISONVILLE RD  
**NORTH STAFFORD PLAZA**  
ALDI HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES TACO BELL  
POPEYES

Walmart

132,600  
(2023 ADT)

29,150  
(2023 ADT)

**PARKSIDE PLAZA**  
weis

**TOWN CENTER AT AQUIA**  
McDonald's TIRE PLUZ PNC  
KFC SUBWAY

COURTHOUSE RD

**FUTURE**

149,300  
(2023 ADT)

Publix Auto Zone ANYTIME FITNESS  
FIVE GUYS Starbucks Wawa McDonald's Jersey Mike's  
CHIPOTLE  
**EMBREY MILL TOWN CENTER**

## COURTHOUSE WEST

18,960  
(2023 ADT)

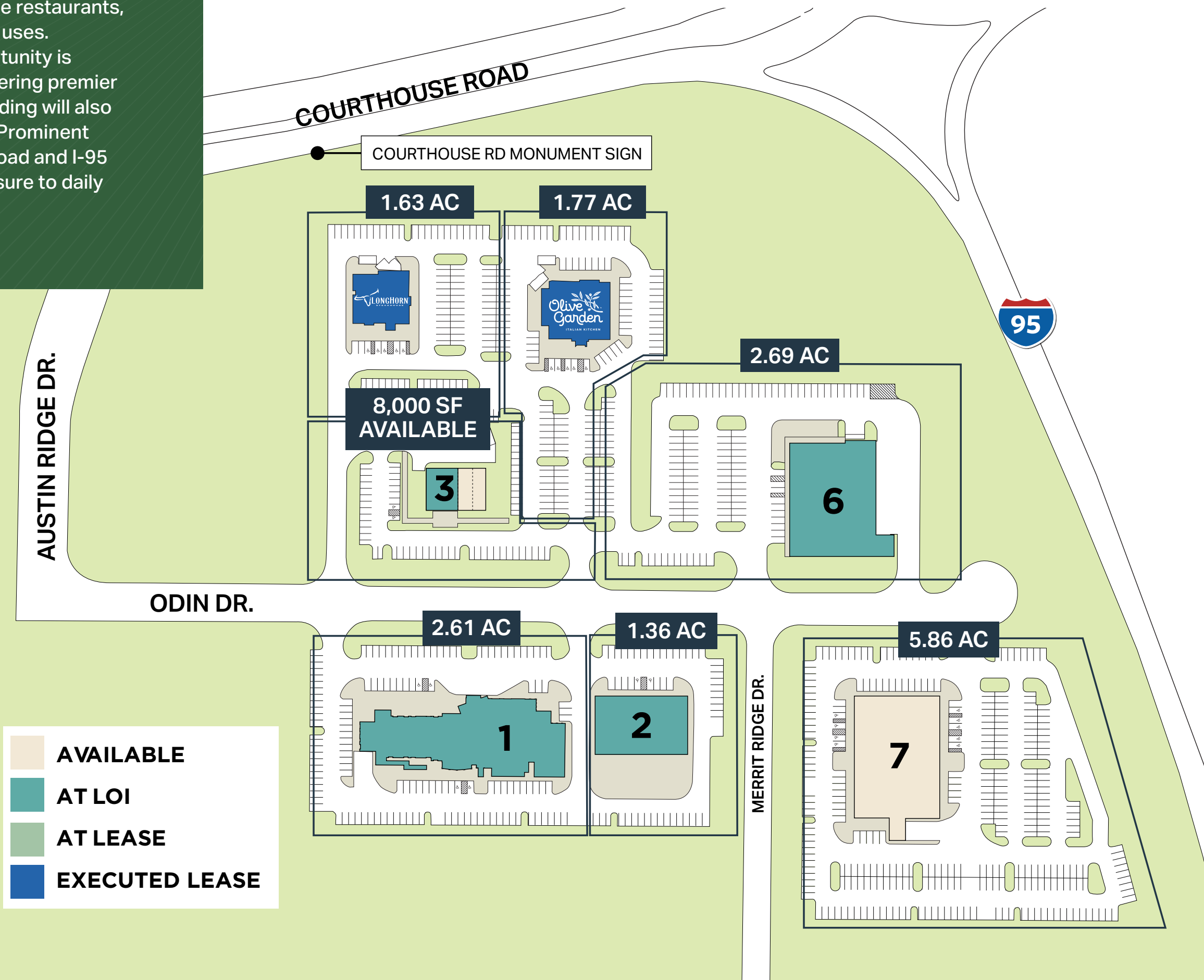
**MARKET AT AUSTIN RIDGE**  
ALDI TEXAS CARWASH Flagship SHEETZ

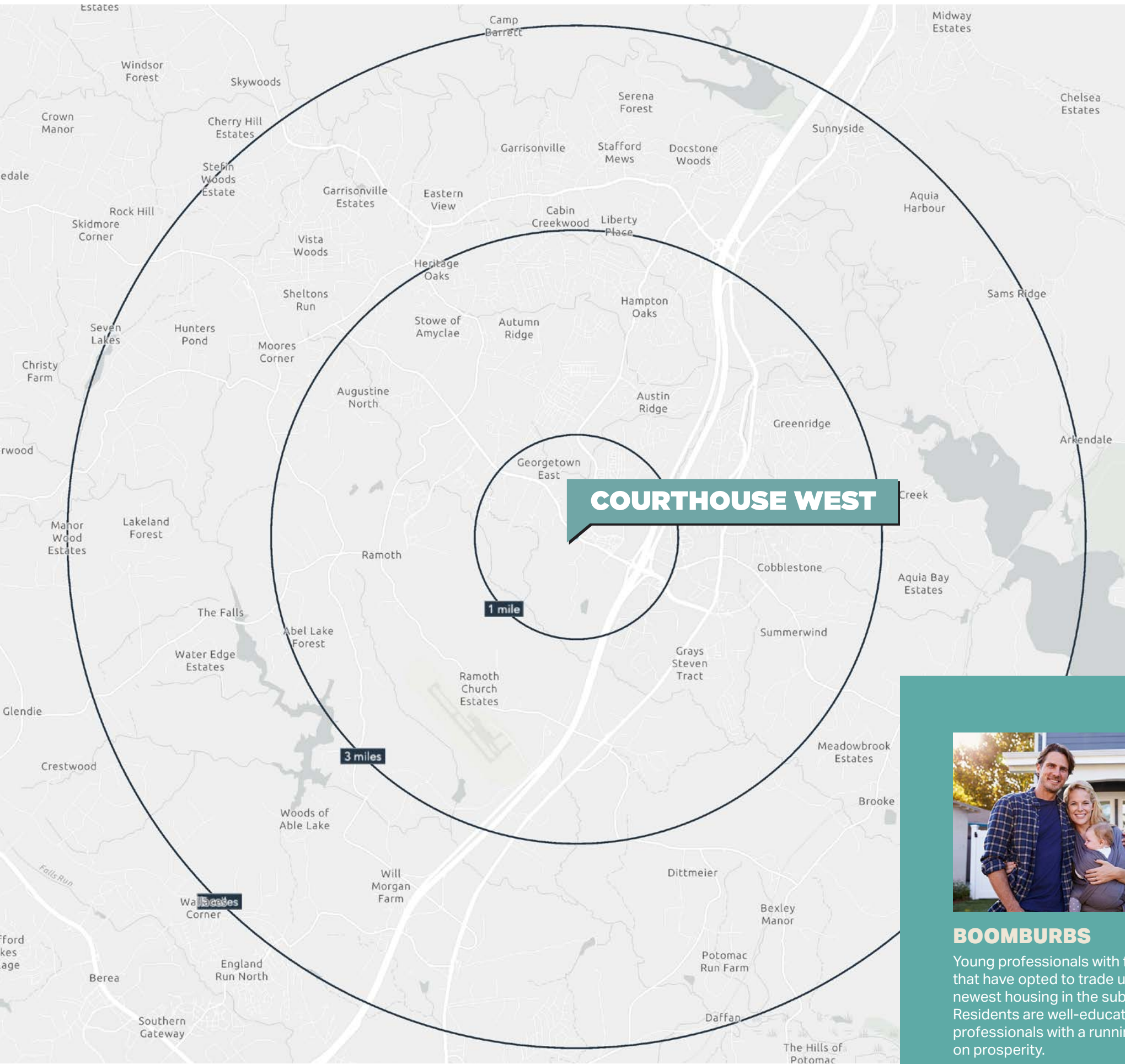
**AUSTIN RIDGE LOGISTICS CENTER**

**BURNS CORNER**  
Chick-fil-A SHEETZ  
Starbucks Wendy's Arby's

95

Available pads range from 1.3 to 5.8 acres, accommodating a wide range of concepts including full-service restaurants, fast casual dining, medical, retail, and service uses. In addition, a 20,000–30,000 SF anchor opportunity is available for ground lease or build-to-suit, offering premier visibility to I-95. An 8,000 SF multi-tenant building will also feature inline spaces from 1,500 to 8,000 SF. Prominent monument signage along both Courthouse Road and I-95 ensures tenants benefit from maximum exposure to daily traffic and a high-income customer base.





## Demographics

| RADIUS                      | 1 MILE      | 3 MILE       | 5 MILE        |
|-----------------------------|-------------|--------------|---------------|
| Population                  | 3,214       | 47,178       | 88,828        |
| Daytime Population          | 2,313       | 38,800       | 74,603        |
| Average HH Income           | \$205,056   | \$182,595    | \$176,837     |
| Households                  | 983         | 14,841       | 28,430        |
| Bachelor's Degree or Higher | 55.4%       | 50.1%        | 46.2%         |
| CONSUMER SPENDING           |             |              |               |
| Apparel                     | \$4,183,974 | \$56,330,632 | \$102,961,878 |
| Food Away from Home         | \$7,010,576 | \$94,485,469 | \$173,658,833 |
| Entertainment               | \$6,792,090 | \$91,793,066 | \$169,949,460 |
| Wellness                    | \$1,750,262 | \$23,751,147 | \$43,825,373  |

Source: Esri, Esri-Data Axle, U.S. Census, and Bureau of Labor Statistics. 2025

## Core Demographics



### BOOMBURBS

Young professionals with families that have opted to trade up to the newest housing in the suburbs. Residents are well-educated professionals with a running start on prosperity.



### SAVVY SUBURBANITES

Well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home.



### PROFESSIONAL PRIDE

These goal-oriented couples work, often commuting far and working long hours. However, their schedules are finetuned to meet the needs of their school-age children.

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