

EMBREY MILL TOWN CENTER

Courthouse Rd & Austin Ridge Dr, Stafford, VA 22554
Stafford County



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RETAIL FOR LEASE

- End cap and in-line space available.
- New multi-tenant building with approved drive-thru endcap coming soon.
- Located in a high growth, affluent trade area.
- Embrey Mill is an 831 acre master planned community.
- Thousands of new residential homes approved in the development pipeline.

LEASED BY:
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- AVAILABLE SPACE:**
- Building 3: 1,461 SF
 - Building 4: 3,154 SF
 - Building 10: +/- 7,864 SF

LOCATION & DEMOGRAPHICS

[DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024

Courthouse Rd	20,606 ADT
Austin Ridge Dr	9,979 ADT
I-95	163,744 ADT

2025	1-MILE	3-MILES	5-MILES	1-MILE	3-MILES	5-MILES
	Population 3,730	47,565	89,214		Households 1,173	14,603 27,761
	Daytime Population 1,144	18,831	34,900		Average Household Income \$194,014	\$181,850 \$176,512

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MARKET AERIAL



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CLOSE-UP AERIAL



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SITE PLAN

BLDG 1

SPACE	TENANT
N/A	Primrose Schools

BLDG 2

SPACE	TENANT
100	Mezeh Mediterranean Grill
110	Tropical Smoothie Cafe
120	Anytime Fitness
140	MyEyeDr

BLDG 3

SPACE	TENANT
100	Crimson Coward
110	Cinnaholic
120	AVAILABLE 1,461 SF
130	Cold Stone Creamery
140	Dolee's Nail Spa
150	Flavor Hive

BLDG 4

SPACE	TENANT
100	AVAILABLE 3,154 SF
120	Ledo Pizza
130	Ku Tea Bubble tea
140	Jimador Mexican Restaurant

BLDG 5

SPACE	TENANT
100	My Home Thai
110	Wisdom Dental
130	Impact Dental

BLDG 6

SPACE	TENANT
N/A	Mary Washington Healthcare

BLDG 8

SPACE	TENANT
N/A	Turning Point

BLDG 9

SPACE	TENANT
N/A	Popeyes

BLDG 10

SPACE	TENANT
N/A	AVAILABLE +/- 7,864 SF

BLDG 11

SPACE	TENANT
N/A	AutoZone

BLDG 12

SPACE	TENANT
100	Chipotle
110	Jersey Mikes

BLDG 13

SPACE	TENANT
100	Starbucks
110	AT&T
120	Chase Bank

BLDG 14

SPACE	TENANT
N/A	McDonald's

BLDG 15

SPACE	TENANT
N/A	Wawa

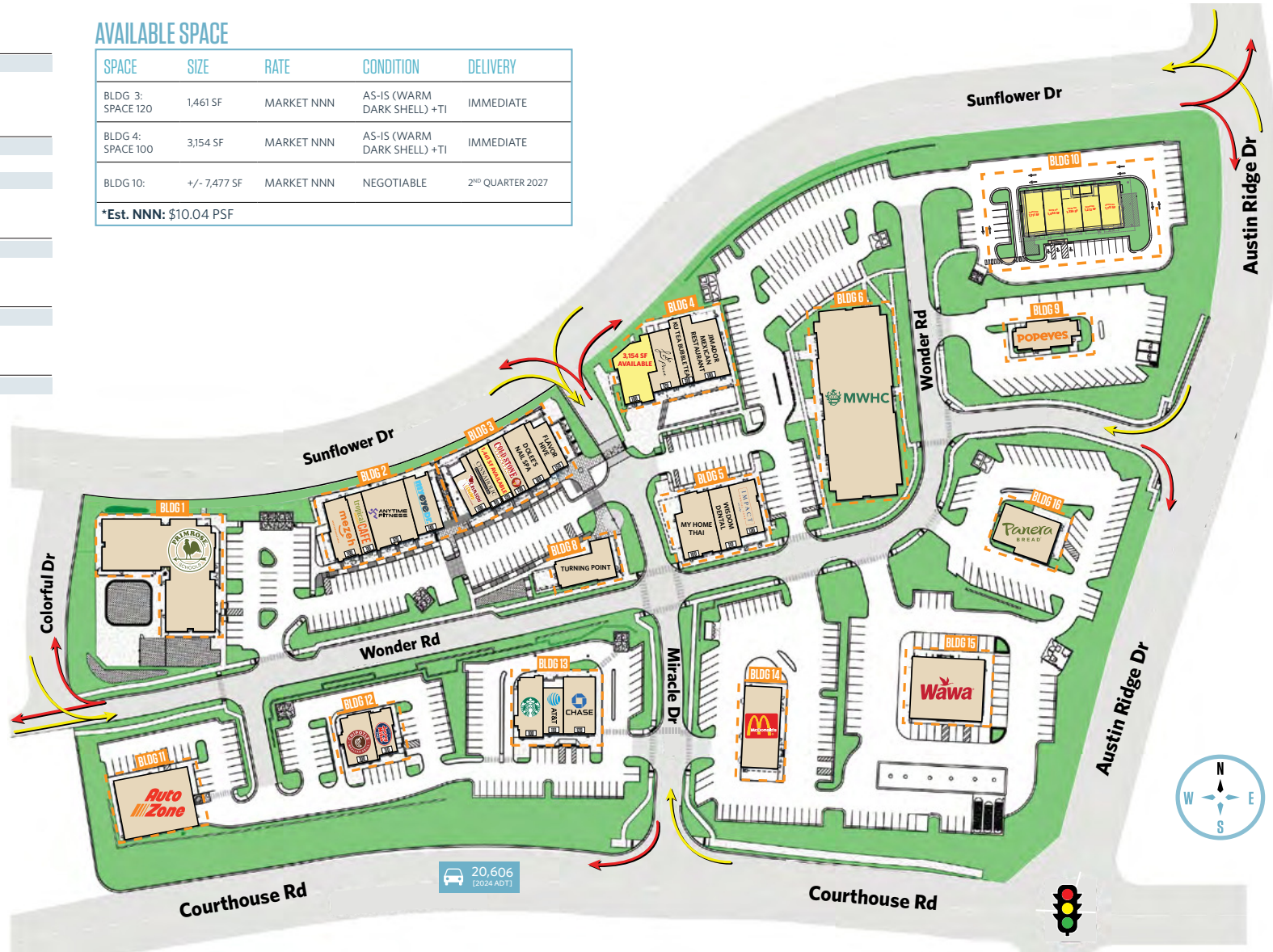
BLDG 16

SPACE	TENANT
N/A	Panera

AVAILABLE SPACE

SPACE	SIZE	RATE	CONDITION	DELIVERY
BLDG 3: SPACE 120	1,461 SF	MARKET NNN	AS-IS (WARM DARK SHELL) +TI	IMMEDIATE
BLDG 4: SPACE 100	3,154 SF	MARKET NNN	AS-IS (WARM DARK SHELL) +TI	IMMEDIATE
BLDG 10:	+/- 7,477 SF	MARKET NNN	NEGOTIABLE	2 ND QUARTER 2027

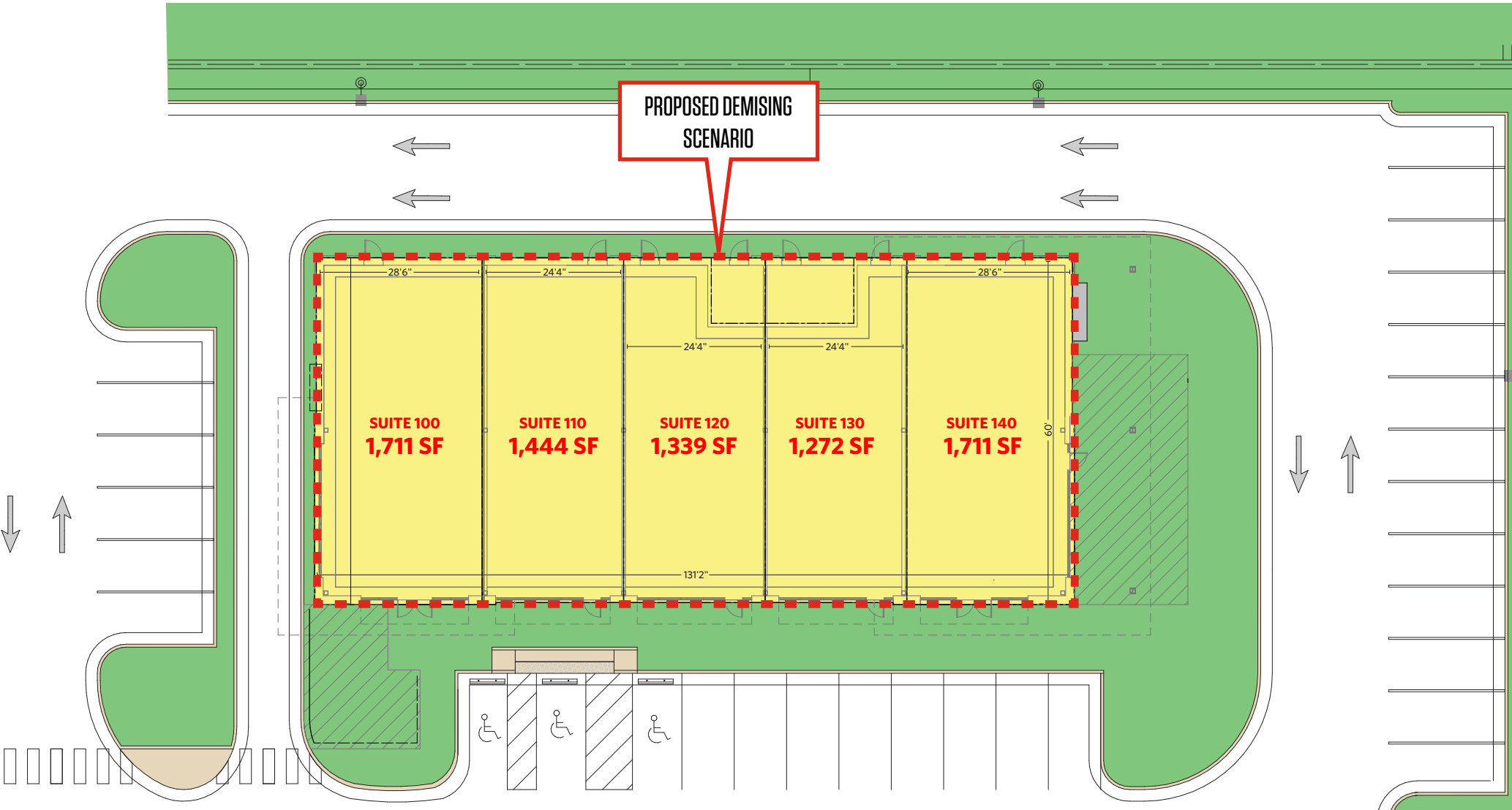
*Est. NNN: \$10.04 PSF



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BUILDING 10 PLAN



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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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