



NEARBY RETAILERS

Publix



Sheetz

Wawa



Popeyes

RETAIL FOR LEASE

- New retail development located off I-95 and across the street from Market at Emrey Mill which is anchored by Publix.
- Retail pads and multi-tenant opportunities available.
- The Stafford trade area enjoys an average household income of \$140,617 per year within a 5-mile radius.
- Great for gas/convenience store, full-service restaurant, financial institutions, grocer, and more!

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AERIAL

MARKET AT AUSTIN RIDGE

962 COURTHOUSE RD., STAFFORD, VA 22554, STAFFORD COUNTY



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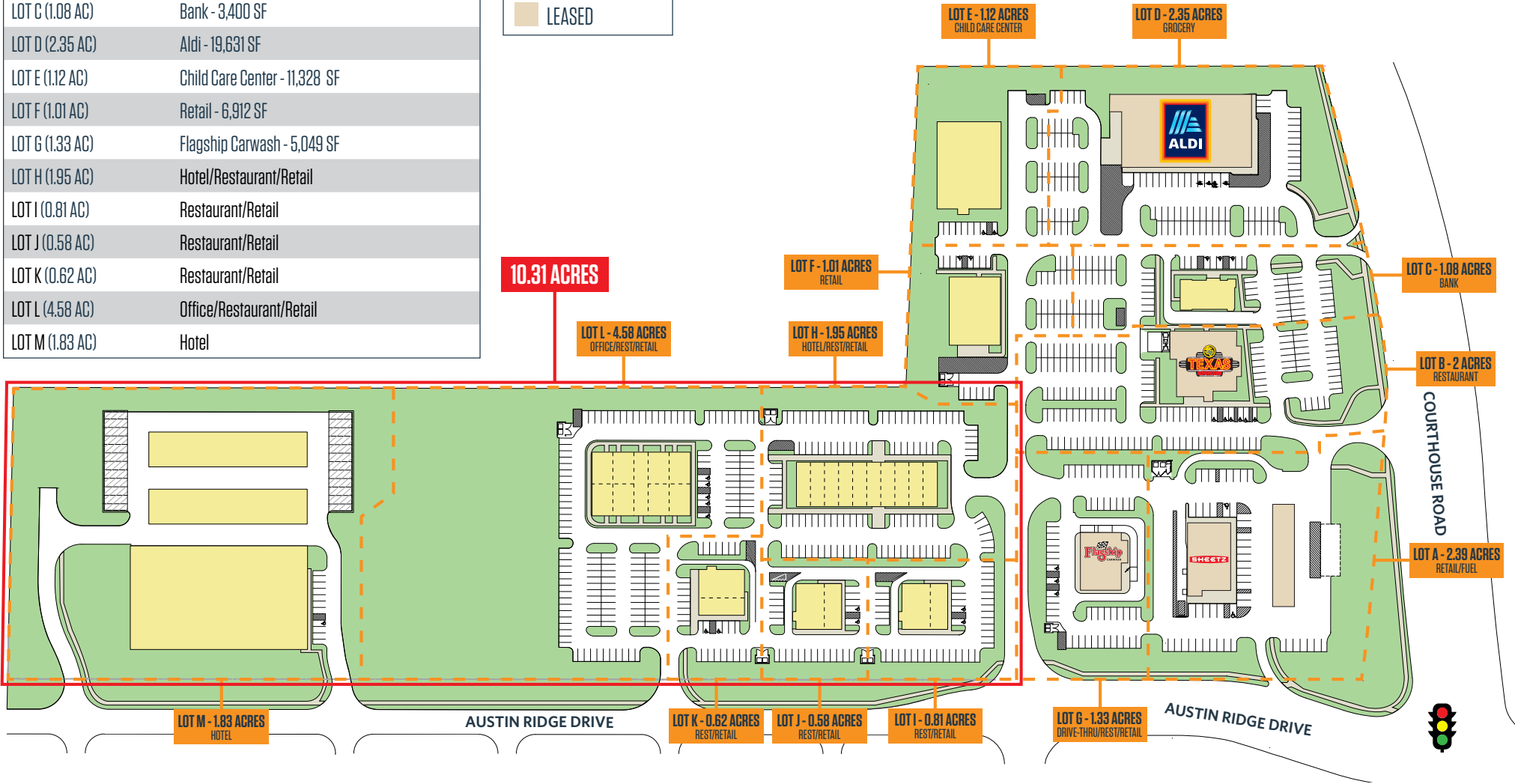
SITE PLAN

MARKET AT AUSTIN RIDGE

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PROPOSED LOT	PROPOSED USE
LOT A (2.39 AC)	Sheetz - 5,049 SF
LOT B (2 AC)	Texas Roadhouse - 7,990 SF
LOT C (1.08 AC)	Bank - 3,400 SF
LOT D (2.35 AC)	Aldi - 19,631 SF
LOT E (1.12 AC)	Child Care Center - 11,328 SF
LOT F (1.01 AC)	Retail - 6,912 SF
LOT G (1.33 AC)	Flagship Carwash - 5,049 SF
LOT H (1.95 AC)	Hotel/Restaurant/Retail
LOT I (0.81 AC)	Restaurant/Retail
LOT J (0.58 AC)	Restaurant/Retail
LOT K (0.62 AC)	Restaurant/Retail
LOT L (4.58 AC)	Office/Restaurant/Retail
LOT M (1.83 AC)	Hotel

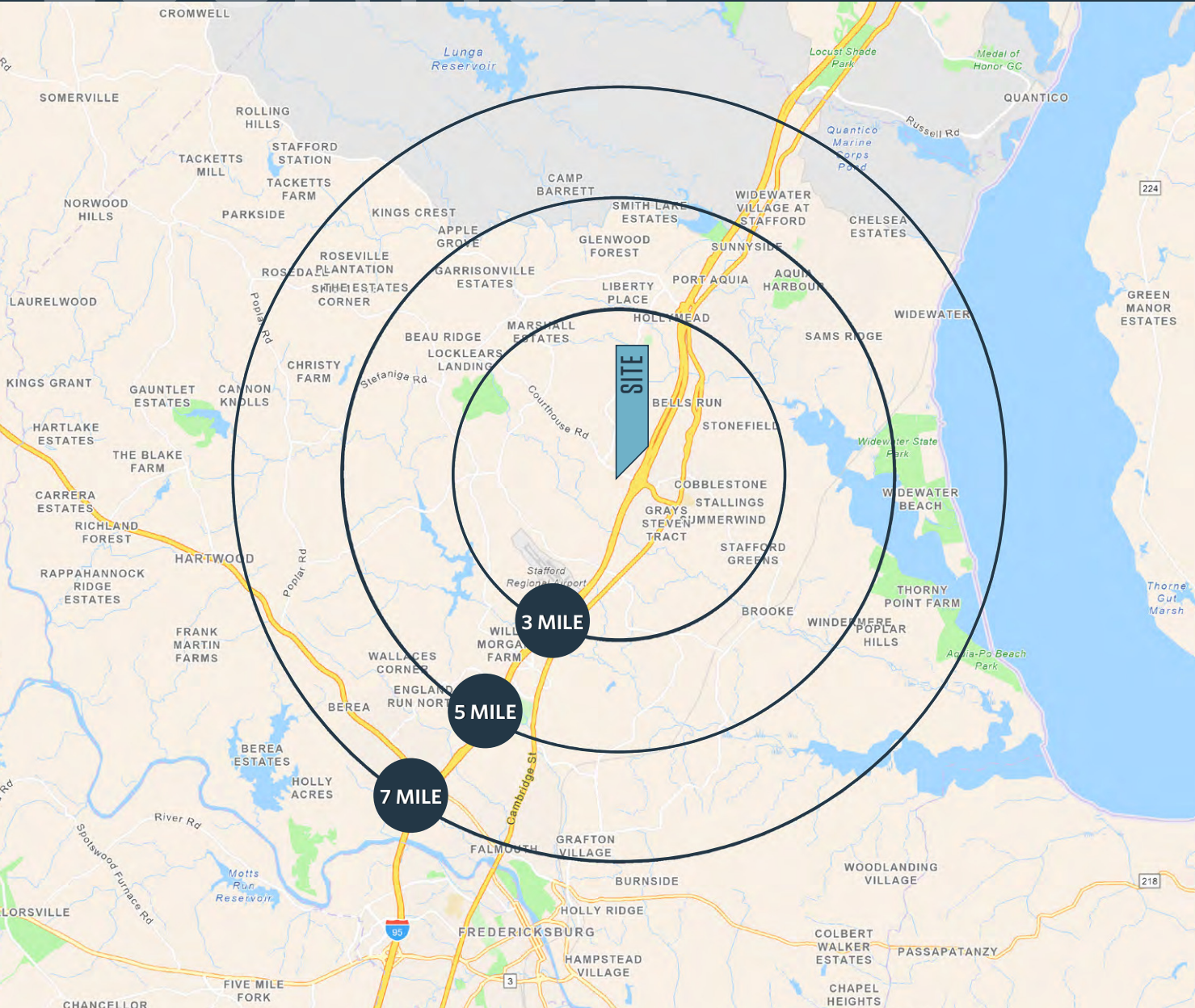
KEY
 AVAILABLE
 AT LEASE
 LEASED



LOCATION

MARKET AT AUSTIN RIDGE

962 COURTHOUSE RD., STAFFORD, VA 22554, STAFFORD COUNTY



DEMOGRAPHICS | 2025:

	3-MILE	5-MILE	7-MILE
Population	43,212	84,765	130,462
Daytime Population	36,062	72,211	109,909
Households	13,092	26,391	41,678
Average HH Income	\$185,906	\$175,349	\$172,016
Median Age	35.1	35.5	36.0

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

I-95	163,744 ADT
Courthouse Rd.	29,839 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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