

Multiple Pad Opportunities at:

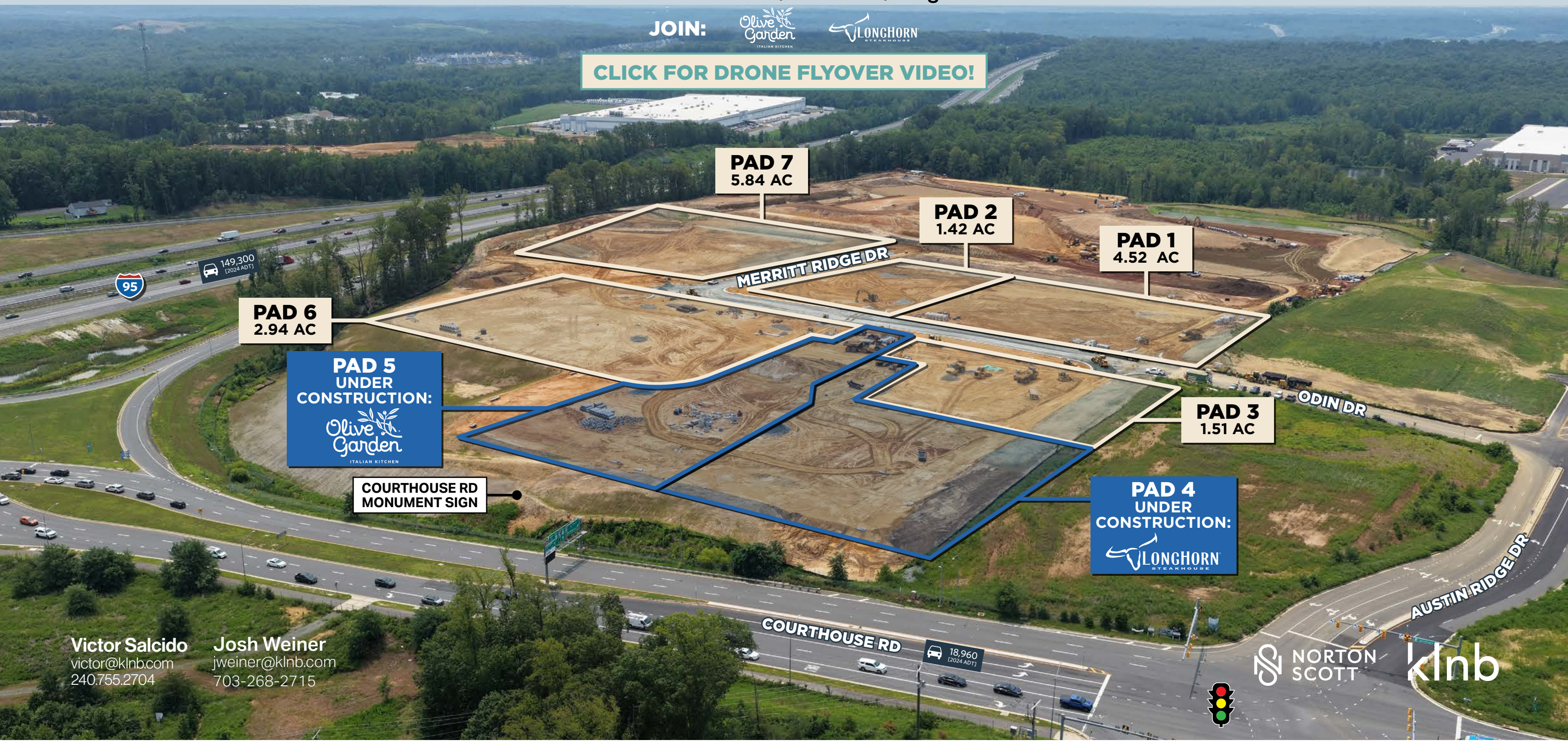
Courthouse West

I-95 & Courthouse Road, Stafford, Virginia 22554

JOIN:



[CLICK FOR DRONE FLYOVER VIDEO!](#)



PAD 7
5.84 AC

PAD 2
1.42 AC

PAD 1
4.52 AC

PAD 6
2.94 AC

PAD 5
UNDER
CONSTRUCTION:



COURTHOUSE RD
MONUMENT SIGN

PAD 3
1.51 AC

PAD 4
UNDER
CONSTRUCTION:

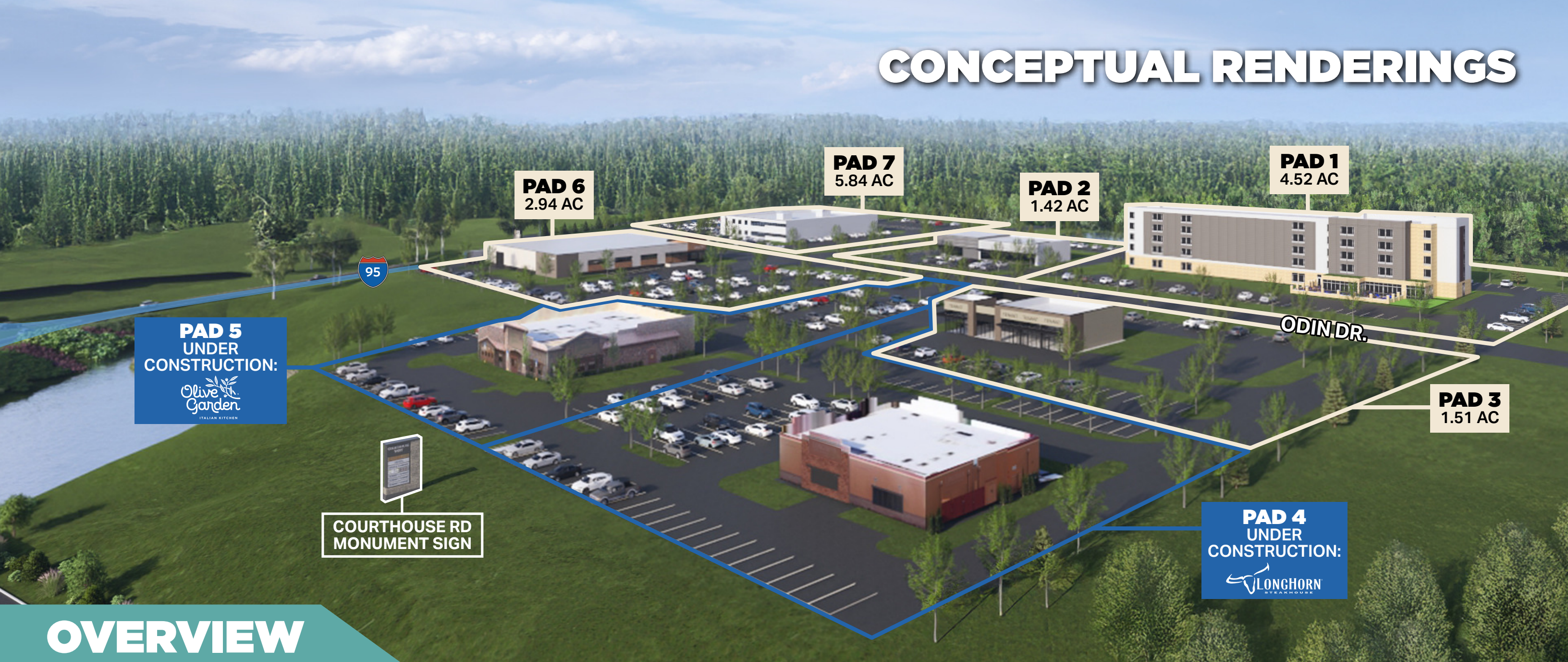


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CONCEPTUAL RENDERINGS



OVERVIEW

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. The project includes available space for an anchor tenant ground lease or build-to-suit up to 80,000 SF.

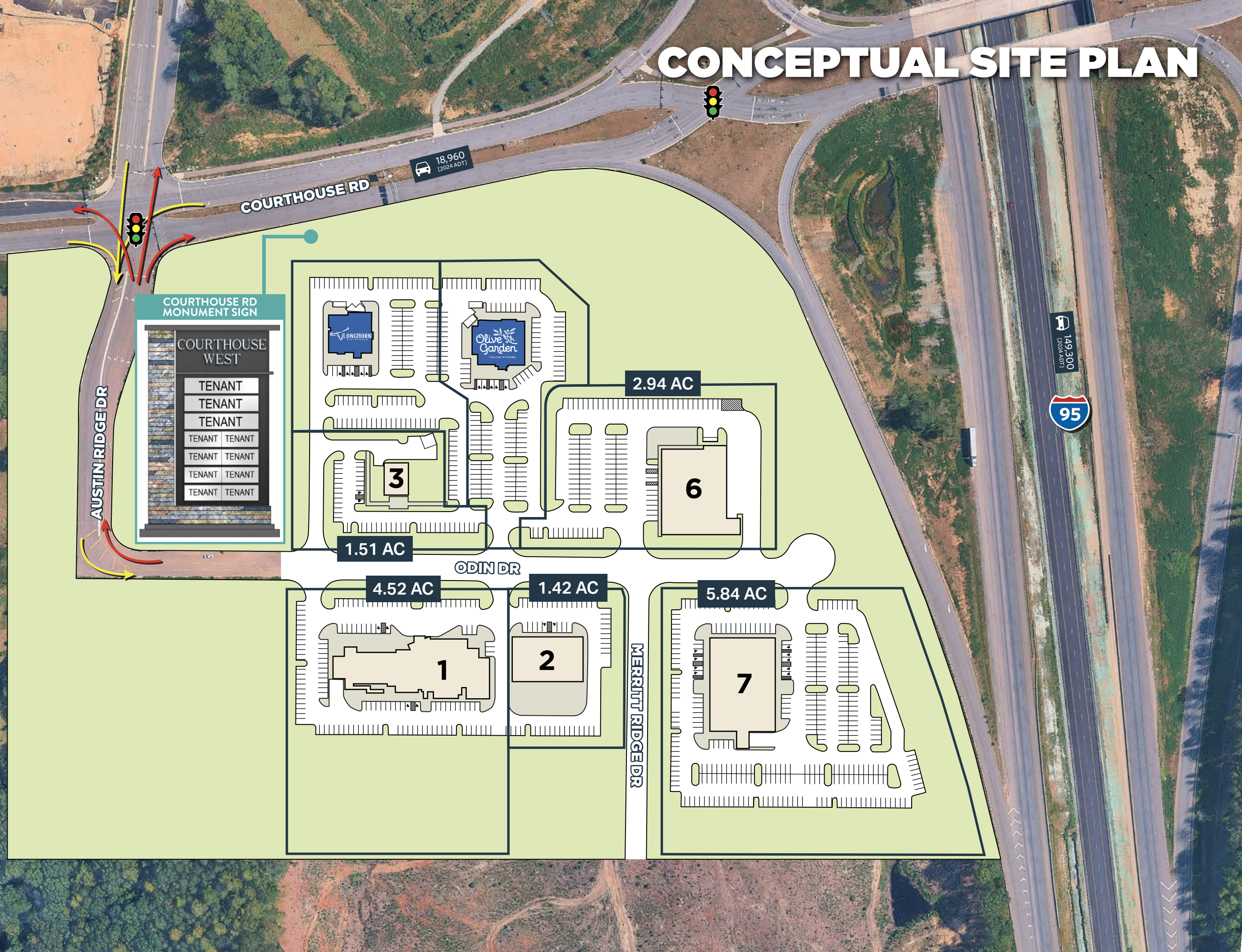
Prominent **monument signage** along Courthouse Road further enhances visibility and branding for tenants.

NEARBY RETAILERS



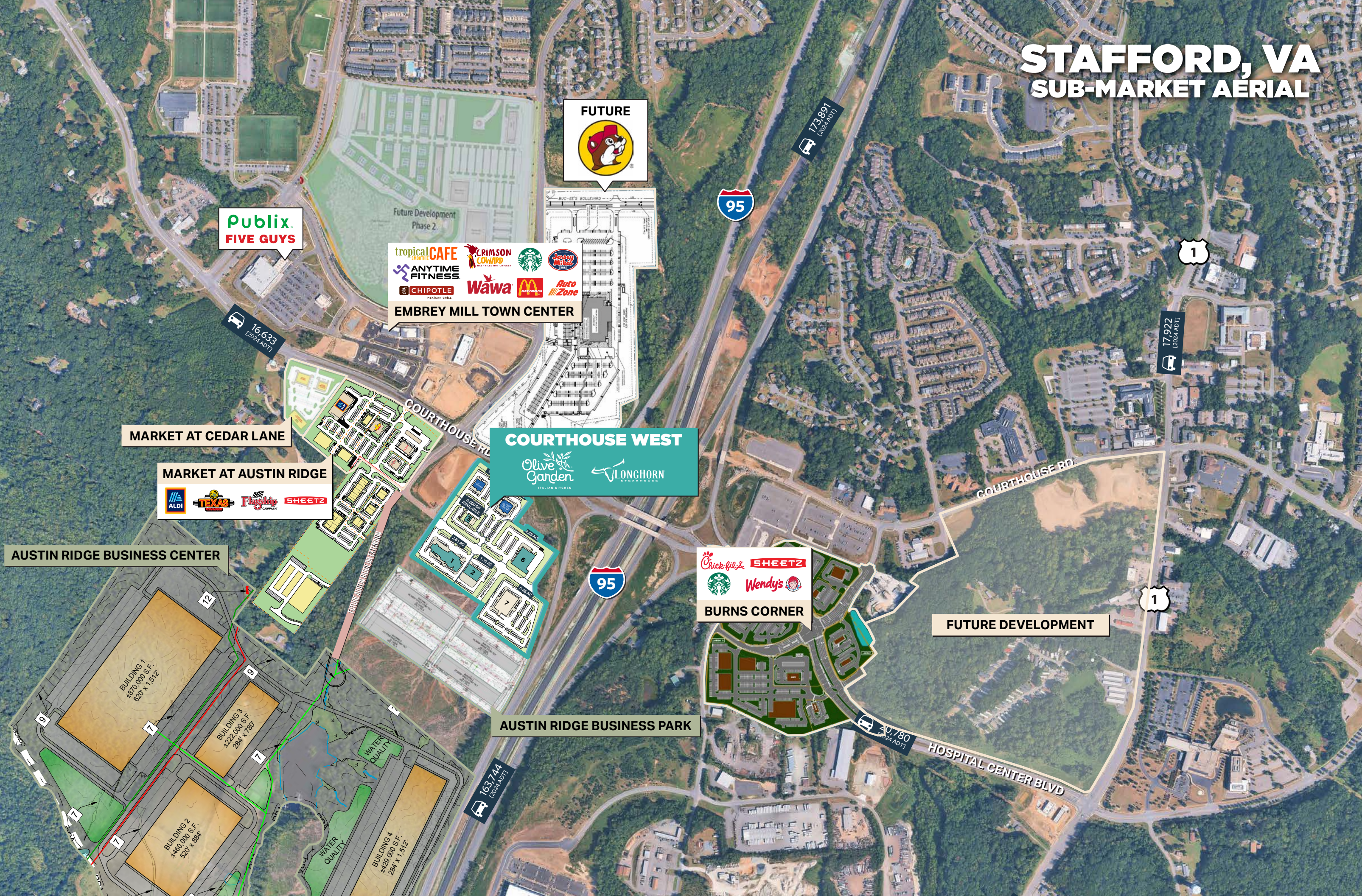
CONCEPTUAL SITE PLAN

- AVAILABLE
- AT LOI
- AT LEASE
- EXECUTED LEASE



STAFFORD, VA

SUB-MARKET AERIAL



STAFFORD, VA MARKET AERIAL

Walmart
Neighborhood Market
Auto Zone **SHEETZ**

PARKSIDE PLAZA
weis

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

NORTH STAFFORD PLAZA
ALDI **HARBOR FREIGHT** **POPEYES** **TACO BELL**

Walmart

LOWE'S **SHOPPERS** **ULTA**
target **KOHL'S** **ROSS**
HomeGoods **TJ-maxx** **OLD NAVY**
PETSMART **Michaels** **FIVE BELOW**
STAFFORD MARKETPLACE

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

COURTHOUSE RD

FUTURE

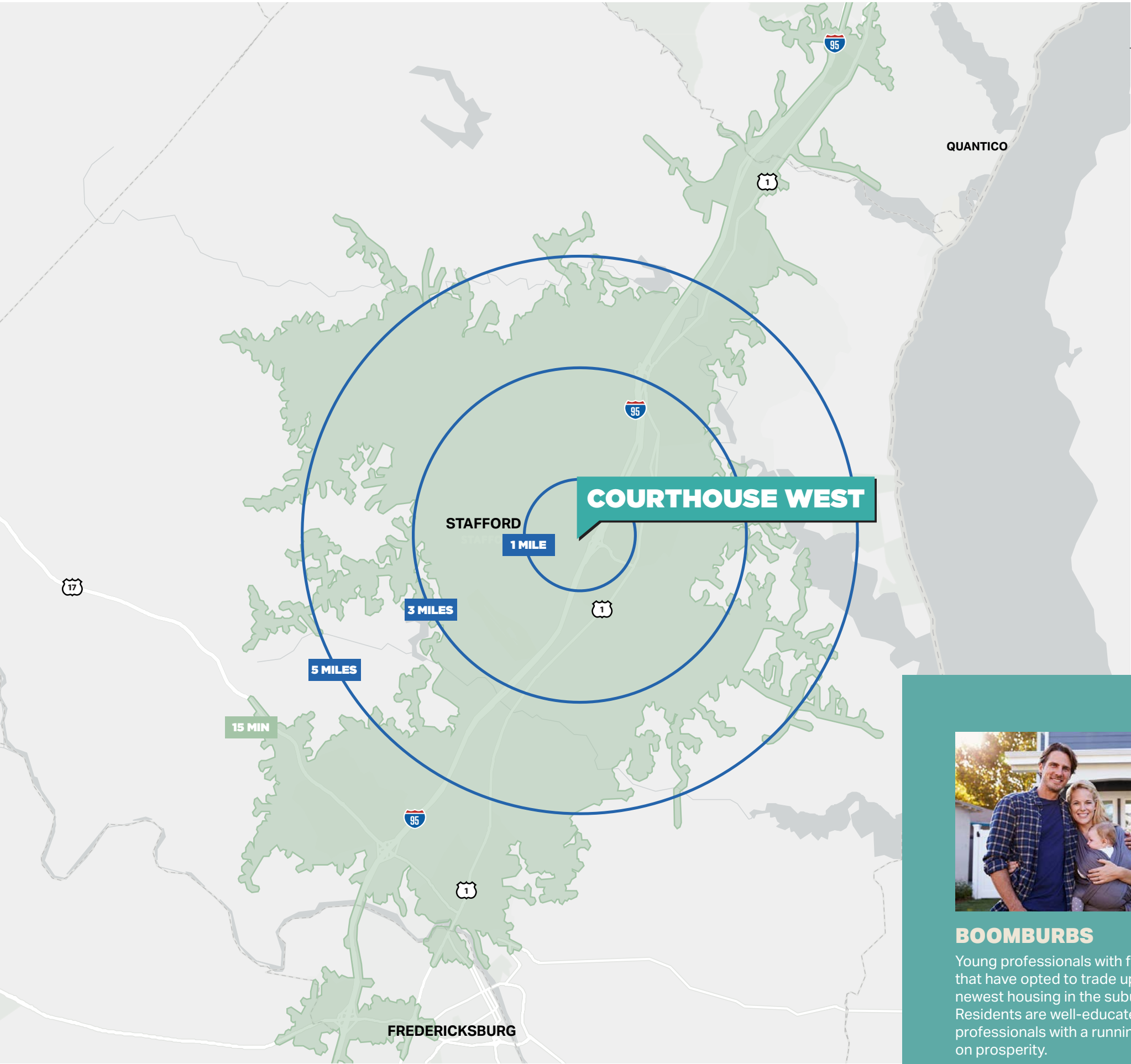
Publix **Auto Zone** **ANYTIME FITNESS**
FIVE GUYS **CHIPOTLE** **Starbucks** **Wawa** **McDonald's** **JACKSON'S**
EMBREY MILL TOWN CENTER

COURTHOUSE WEST
Olive Garden **LONGHORN**

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

AUSTIN RIDGE BUSINESS CENTER

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



Demographics

RADIUS	1 MILE	3 MILE	5 MILE	15 MIN DRIVE
Population	5,428	42,274	85,060	117,223
Daytime Population	8,217	34,475	73,347	111,839
Average HH Income	\$170,964	\$186,018	\$174,41	164,061
Households	1,406	12,815	26,606	38,446
Bachelor's Degree or Higher	38.3%	51.7%	47.8%	45.5%
CONSUMER SPENDING				
Apparel	\$5,148,861	\$49,386,093	\$96,082,866	\$131,845,594
Food Away from Home	\$7,010,576	\$86,916,770	\$169,953,086	\$232,178,932
Entertainment	\$9,009,065	\$82,708,201	\$161,001,321	\$219,327,565
Wellness	\$2,296,433	\$22,421,268	\$43,655,609	\$59,536,481

Source: Esri, Esri-Data Axle, U.S. Census, and Bureau of Labor Statistics. 2026

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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