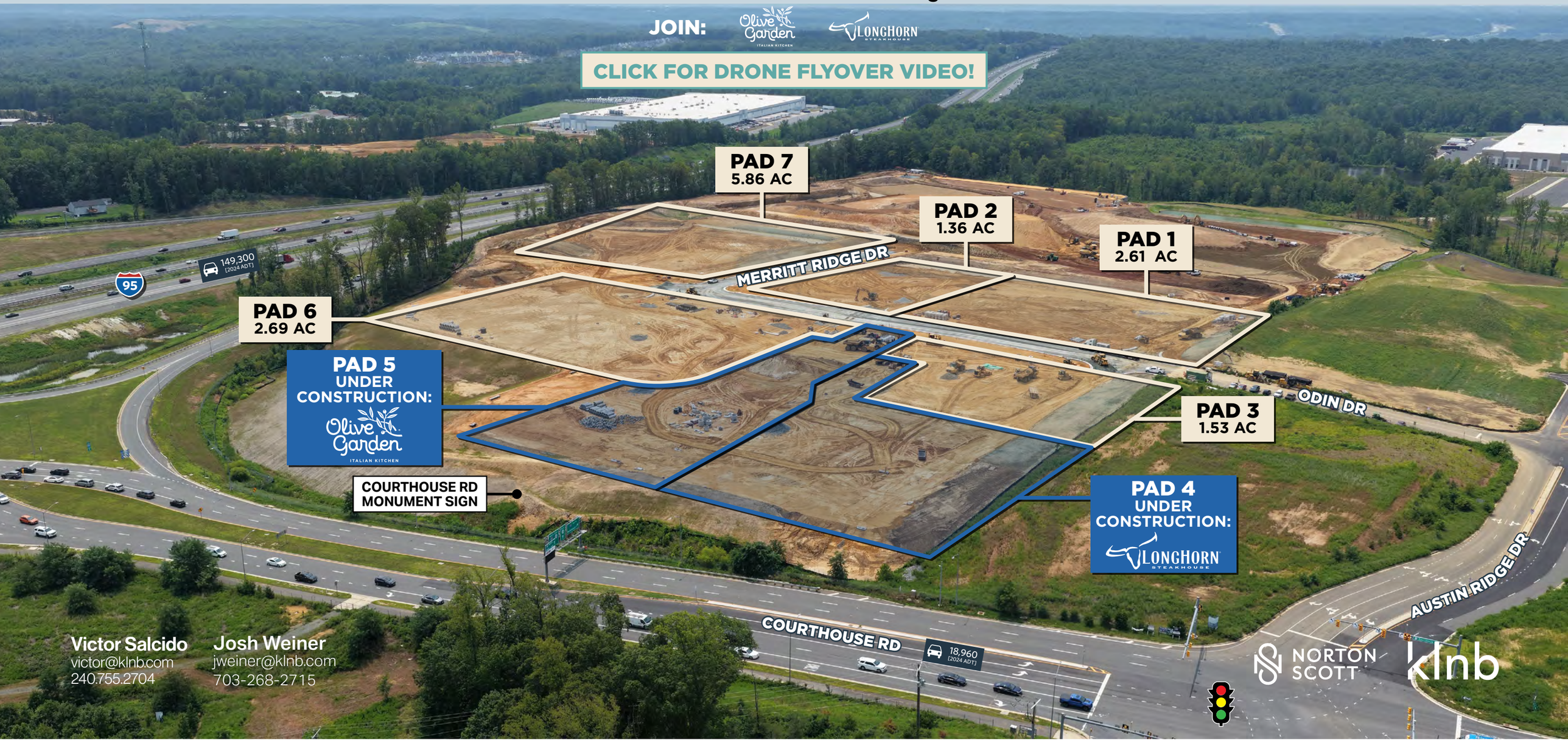
Multiple Pad Opportunities at:

Courthouse West

I-95 & Courthouse Road, Stafford, Virginia 22554

JOIN: Olive Garden ITALIAN KITCHEN · LONGHORN STEAKHOUSE

CLICK FOR DRONE FLYOVER VIDEO!



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NORTON SCOTT

klnb

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

Publix · Primrose Schools · Jersey Mike's Subs · Panera Bread · McDonald's · AutoZone · Buc-ee's · Table Kitchen · Five Guys · Crimson Coward Nashville Hot Chicken · Turning Point Breakfast • Brunch • Lunch · Chipotle Mexican Grill · Chick-fil-A

CONCEPTUAL SITE PLAN

COURTHOUSE RD

18,960
[2024 ADT]

149,300
[2024 ADT]

95

AUSTIN RIDGE DR

COURTHOUSE RD
MONUMENT SIGN

COURTHOUSE
WEST

TENANT
TENANT
TENANT
TENANT TENANT
TENANT TENANT
TENANT TENANT
TENANT TENANT

LONGHORN

Olive Garden
ITALIAN KITCHEN

2.69 AC

3

6

1.53 AC

ODIN DR

2.61 AC

1.36 AC

1

2

MERRITT RIDGE DR

5.86 AC

7

AVAILABLE
AT LOI
AT LEASE
EXECUTED LEASE

STAFFORD, VA
SUB-MARKET AERIAL

FUTURE

Publix
FIVE GUYS

Future Development
Phase 2

tropical CAFE SMOOTHIE
CRIMSON COWARD NASHVILLE HOT CHICKEN
ANYTIME FITNESS
Jersey Mike's SUBS
CHIPOTLE MEXICAN GRILL
Wawa
McDonald's
AutoZone
EMBREY MILL TOWN CENTER

95
173,891
[2024 ADT]
1
17,922
[2024 ADT]
16,633
[2024 ADT]

COURTHOUSE RD

MARKET AT CEDAR LANE

MARKET AT AUSTIN RIDGE
ALDI
TEXAS ROADHOUSE
Flagship Carwash
SHEETZ

COURTHOUSE WEST
Olive Garden ITALIAN KITCHEN
LONGHORN STEAKHOUSE

AUSTIN RIDGE BUSINESS CENTER

FUTURE AUSTIN RIDGE EXTENSION

Building 1
Building 2
Building 3
Building 4
Building 5
Building 6
Building 7

BUILDING 1
±870,000 S.F.
620' x 1,512'

BUILDING 2
±460,000 S.F.
520' x 884'

BUILDING 3
±222,000 S.F.
284' x 780'

BUILDING 4
±429,000 S.F.
284' x 1,512'

WATER QUALITY

12
9
7

95
163,744
[2024 ADT]

AUSTIN RIDGE BUSINESS PARK

Chick-fil-A
SHEETZ
Wendy's
BURNS CORNER

FUTURE DEVELOPMENT

20,780
[2024 ADT]
HOSPITAL CENTER BLVD

STAFFORD, VA
MARKET AERIAL

Walmart Neighborhood Market
AutoZone SHEETZ

PARKSIDE PLAZA
weis

THE GARRISON AT STAFFORD
39,938 [2024 ADT]

Giant The Home Depot petco Staples
DOC STONE COMMONS

NORTH STAFFORD PLAZA
ALDI HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES Popeyes TACO BELL

GARRISONVILLE RD

Walmart

174,455 [2024 ADT]
27,796 [2024 ADT]

LOWE'S SHOPPERS ULTA BEAUTY
target KOHL'S ROSS DRESS FOR LESS
HomeGoods T.J.maxx OLD NAVY
PETSMART Michaels five BELOW
STAFFORD MARKETPLACE

TOWN CENTER AT AQUIA
McDonald's TIRE PLUS TOTAL CAR CARE PNC
KFC SUBWAY

95
1

COURTHOUSE RD

Publix AutoZone ANYTIME FITNESS
FIVE GUYS CHIPOTLE MEXICAN GRILL Starbucks Wawa McDonald's Krispy Kreme
EMBREY MILL TOWN CENTER

16,633 [2024 ADT]

MARKET AT AUSTIN RIDGE
ALDI TEXAS ROADHOUSE Flagship CARWASH SHEETZ

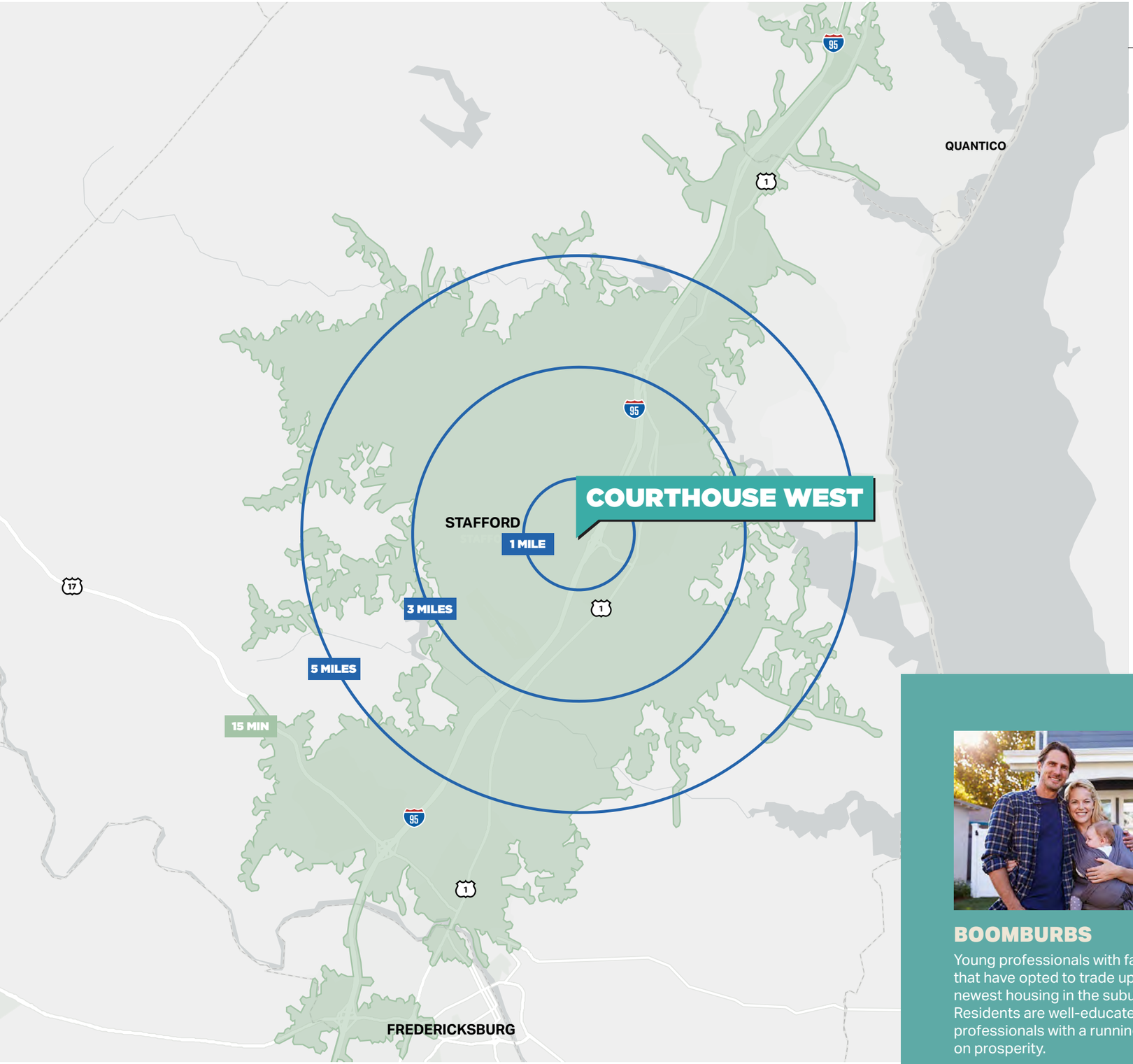
AUSTIN RIDGE BUSINESS CENTER

FUTURE

173,891 [2024 ADT]

COURTHOUSE WEST
Olive Garden ITALIAN KITCHEN
LONGHORN STEAKHOUSE

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.

Courthouse West

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