



RETAIL LAND FOR SALE

MINE ROAD LAND

STAFFORD COUNTY, VIRGINIA



MINE ROAD LAND

Stafford County, VA

Property Features

- **COMMERCIAL DEVELOPMENT PARCEL**
- **4.1736 ACRES**
- Shares signalized intersection with Super Walmart
- Ideal for drug store, restaurant, bank, hotel, and other uses
- Located in heavily trafficked retail area near major shopping and hotels, just west of Interstate 95 exit 143
- Directly facing Mine Road with more than 1,000 feet of road frontage



DEMOGRAPHICS

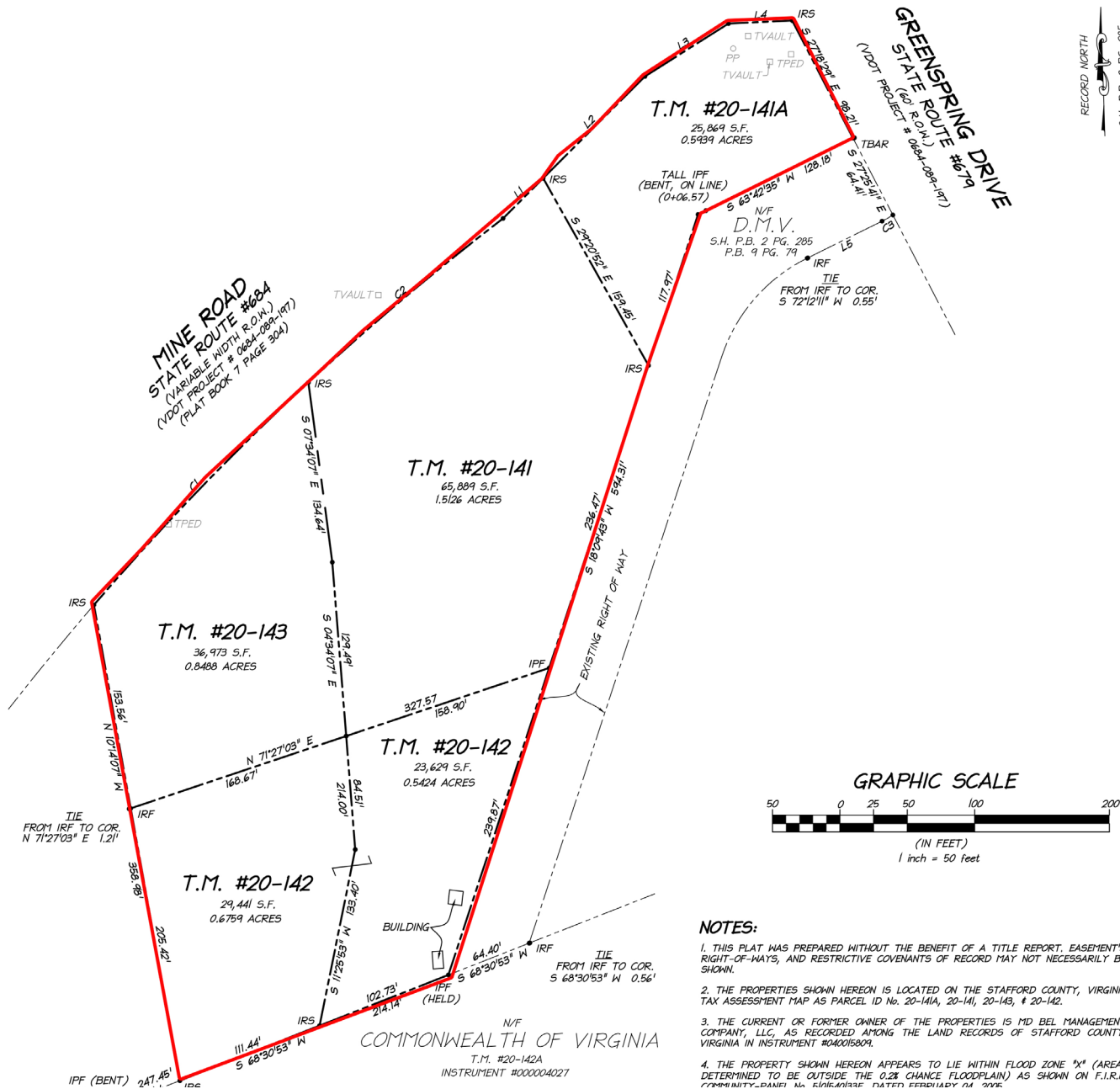
	1 Mile	3 Miles	5 Miles
Population	12,750	66,921	90,913
No. of Households	4,005	19,737	26,693
Avg. HH Income	\$130,088	\$158,516	\$161,646
Daytime Population	5,869	12,865	23,303

JOIN NEARBY RETAILERS



MINE ROAD LAND

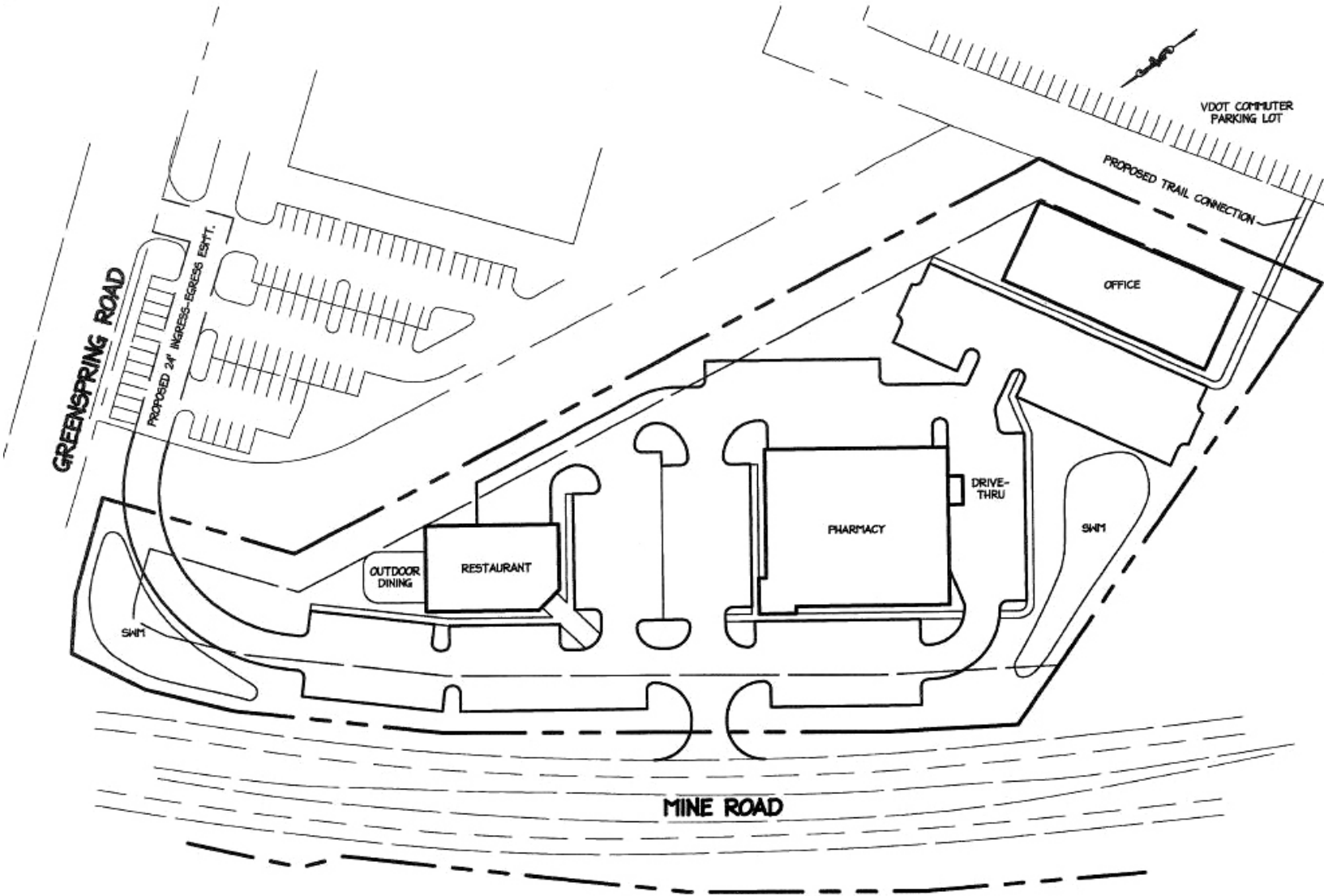
Boundary Survey



RECORD NORTH
S.H. P.B. 2 PG. 285

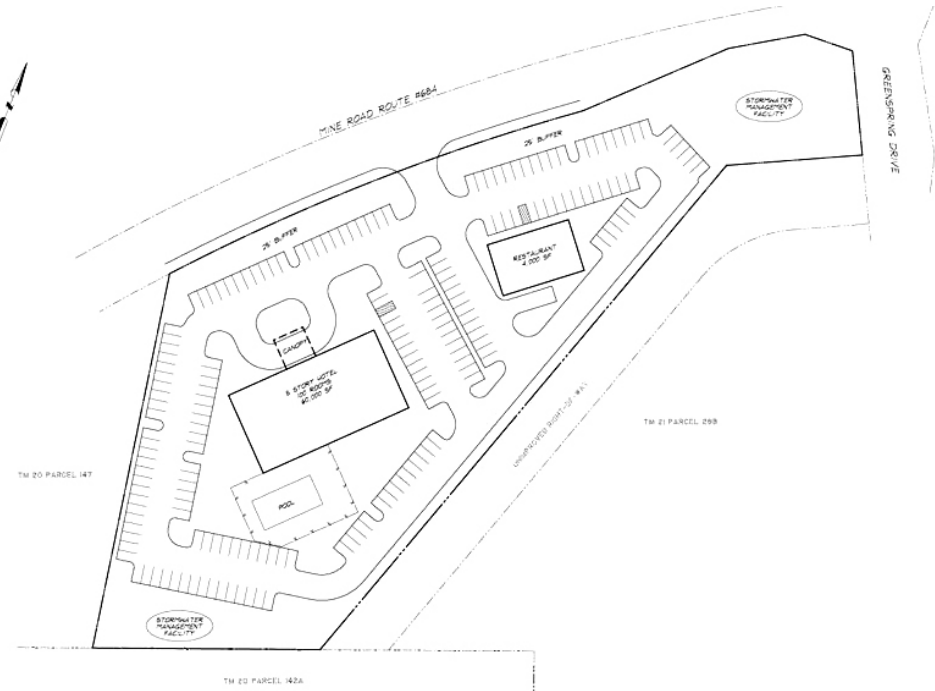
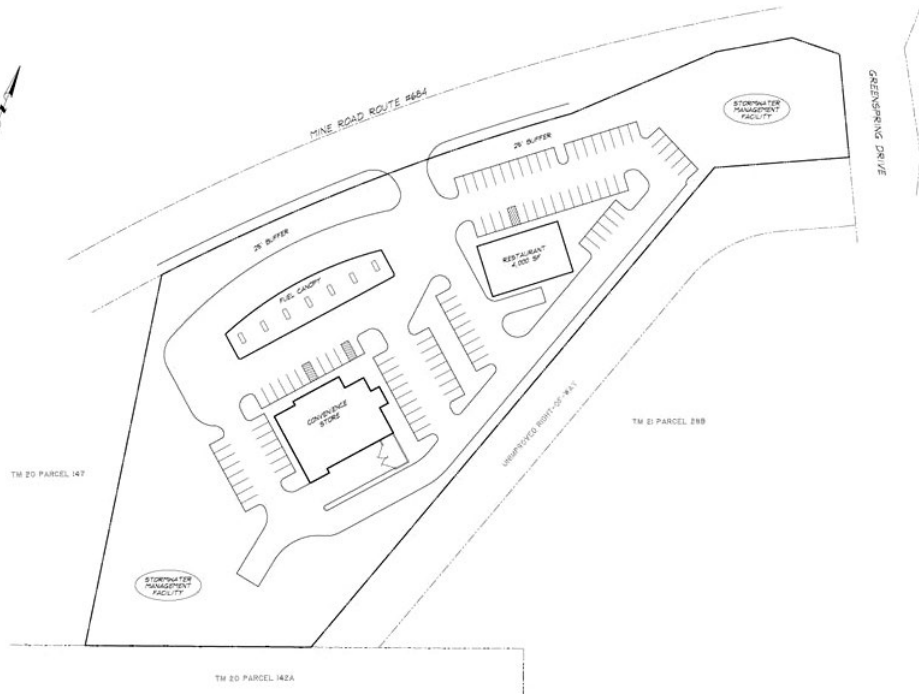
MINE ROAD LAND

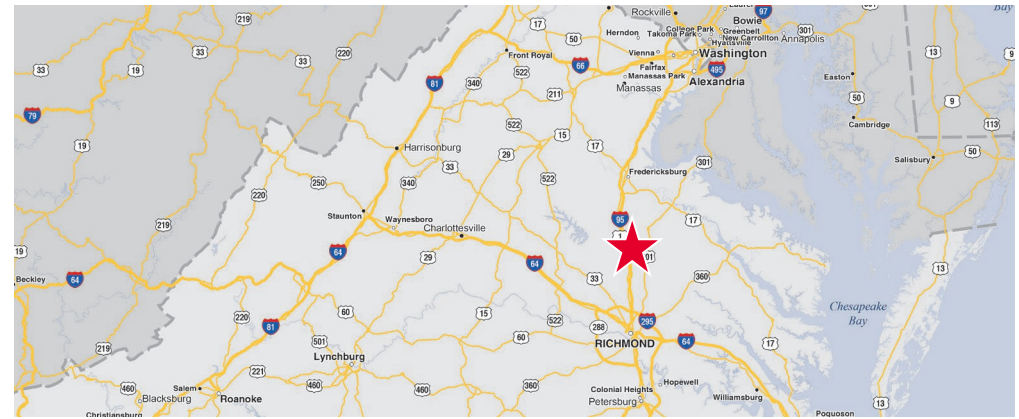
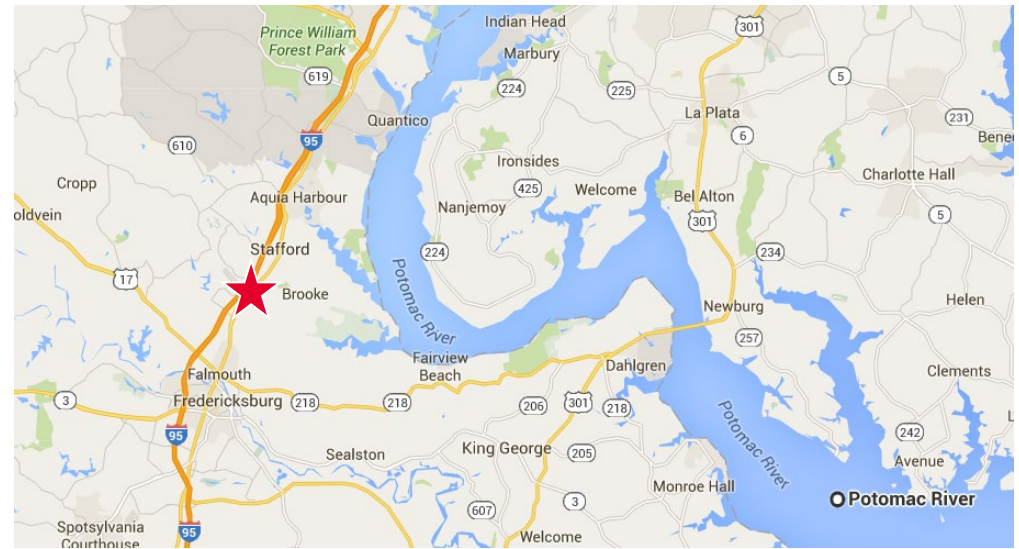
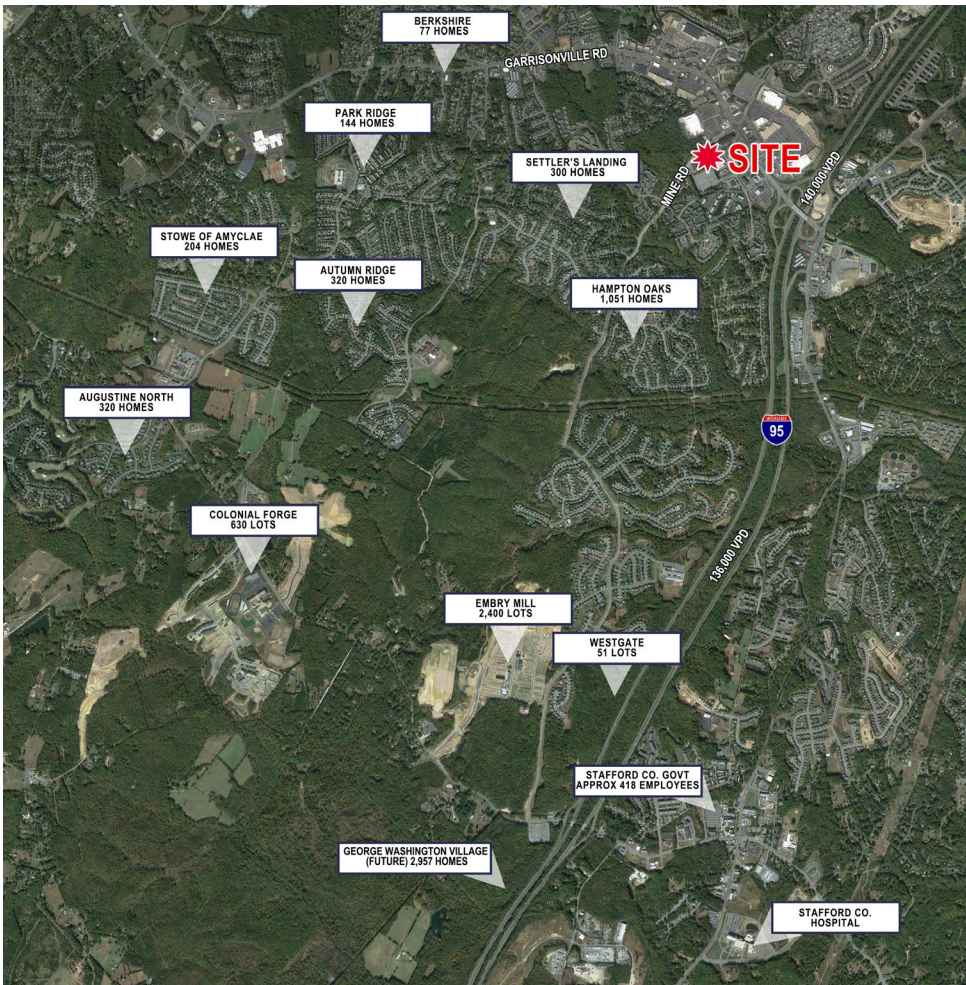
Concept plan showing proposed ingress/easement



MINE ROAD LAND

Concept Plan





FOR MORE INFORMATION, CONTACT:

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