



Distance to I-95  
(1.19 mile)

**SUBJECT  
PROPERTY**

**Wawa**

**MOCO TACOS**  
AUTHENTIC MEXICAN RESTAURANT  
Stafford, Virginia

**ExtraSpace  
Storage**

UNITED STATES  
POSTAL SERVICE

**CVS  
pharmacy**

**weis**

Anita's  
Beautiful  
Flowers

**Pizza  
Hut**

**Pets Plus**



# 27ACRES AT SIGNALIZED INTERSECTION FOR LEASE OR BUILT TO SUIT

Richmond Highway, Stafford County, VA 22554

Inquire With Broker For Pricing Details  
Land Area                    +/- 27 AC  
Zoning:                        B2

# PROPERTY OVERVIEW

**Address:** Tax Map ID: 30-7H  
(Nearest Physical Address: 72 Austin Park Drive, Stafford, VA)

**Total Land Area:** +/- 27 Acres      **Zoning:** General Commercial (B-2)

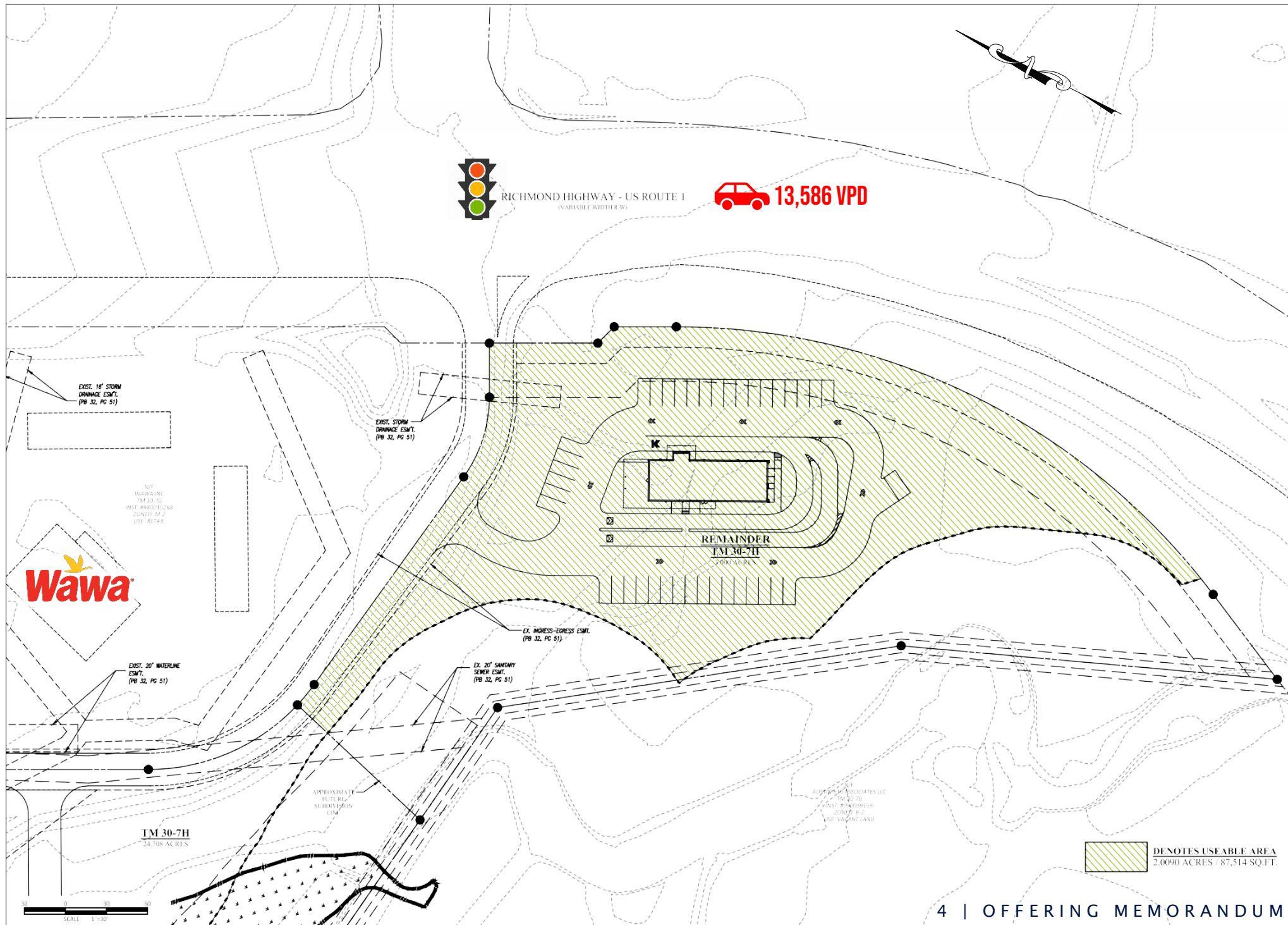
**Frontage:** Over 1,600 Feet on Route 1

This exceptional 27.07-acre commercial development opportunity is strategically positioned along Richmond Highway (Route 1) in Stafford County, VA. Boasting an impressive 1,600 feet of frontage on Route 1 and 1,200 feet of frontage along Interstate 95, this site offers unparalleled visibility and accessibility in a high-traffic corridor.

Zoned B-2, the property is ideal for a variety of commercial uses, including retail, hospitality, office, or mixed-use development. Its location at a signalized intersection, just 1.1 miles from I-95, ensures seamless connectivity to major regional and national thoroughfares. As one of the last remaining large development parcels in this rapidly growing area, this site presents a rare opportunity to establish a significant presence in a thriving commercial hub.





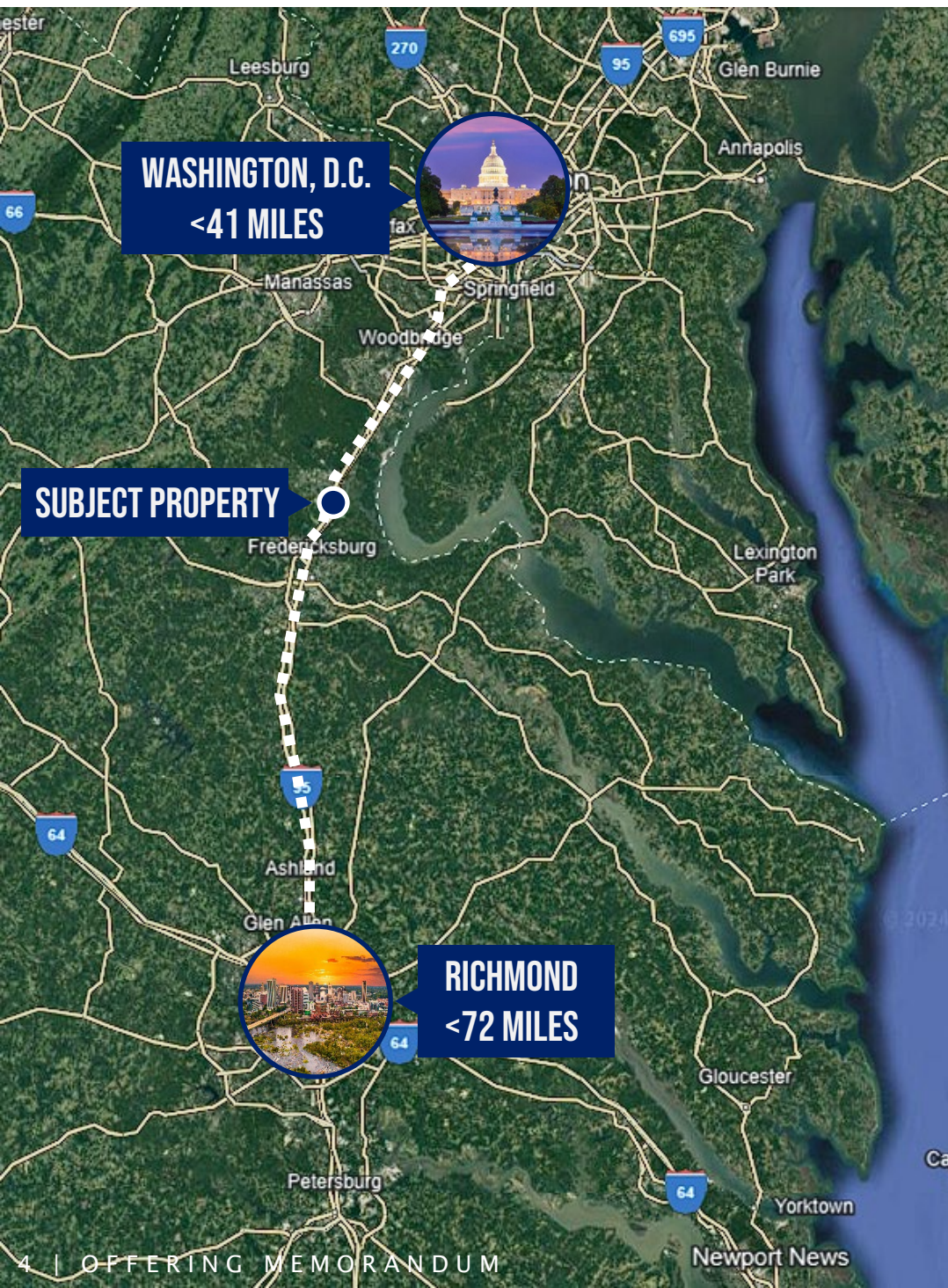


# PROPERTY DEMOGRAPHICS



**COLDWELL BANKER**  
**COMMERCIAL**

ELITE



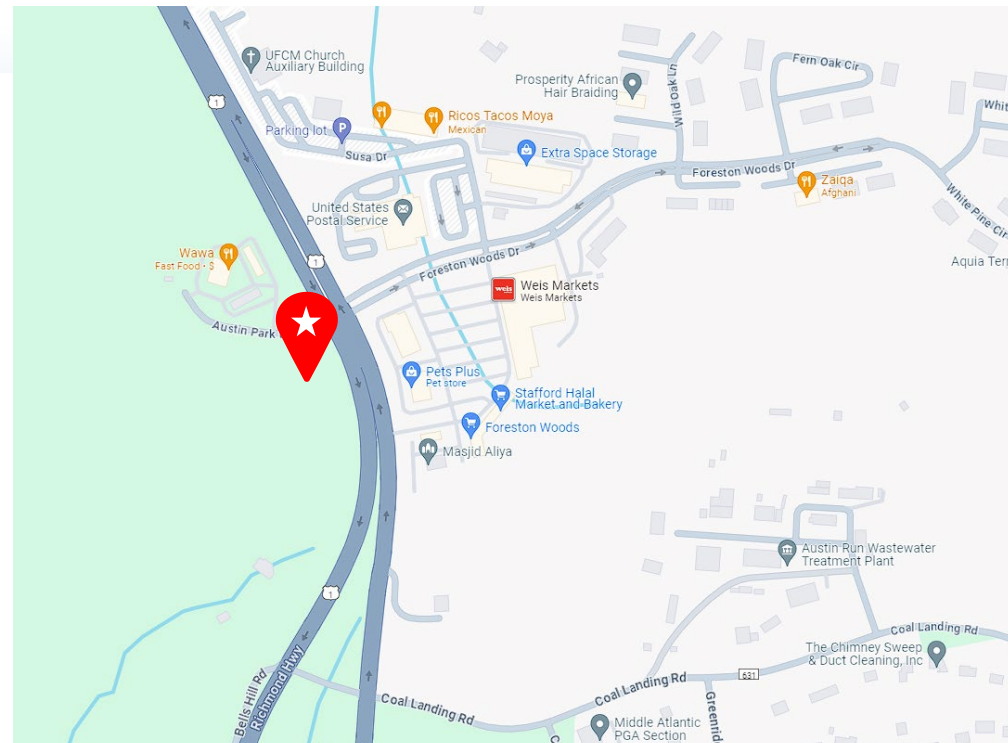
POPULATION	3-MILE	5-MILE	10-MILE
2029 Projection	71,487	95,975	197,151
2024	64,339	86,353	179,389
2020	60,618	81,016	168,568
2024-2029 Annual Growth	2.2%	2.2%	2.0%
2020-2024 Annual Growth	1.5%	1.6%	1.6%

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2029 Projection	22,340	29,736	63,220
2024	20,090	26,719	57,428
2020	18,955	25,091	53,976
2024-2029 Growth	2.2%	2.3%	2.0%
2020-2024 Growth	1.1%	1.2%	1.3%

INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$142,900	\$147,973	\$138,128



OFFERING MEMORANDUM

# 27.07 ACRES OF PRIME COMMERCIAL LAND

RICHMOND HIGHWAY | STAFFORD COUNTY, VA 22554

## FOR MORE INFORMATION PLEASE CONTACT:



**CAMERON COLEMAN**

Senior Associate Broker

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<https://cbcelite.com>



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**COLDWELL BANKER  
COMMERCIAL**  
ELITE