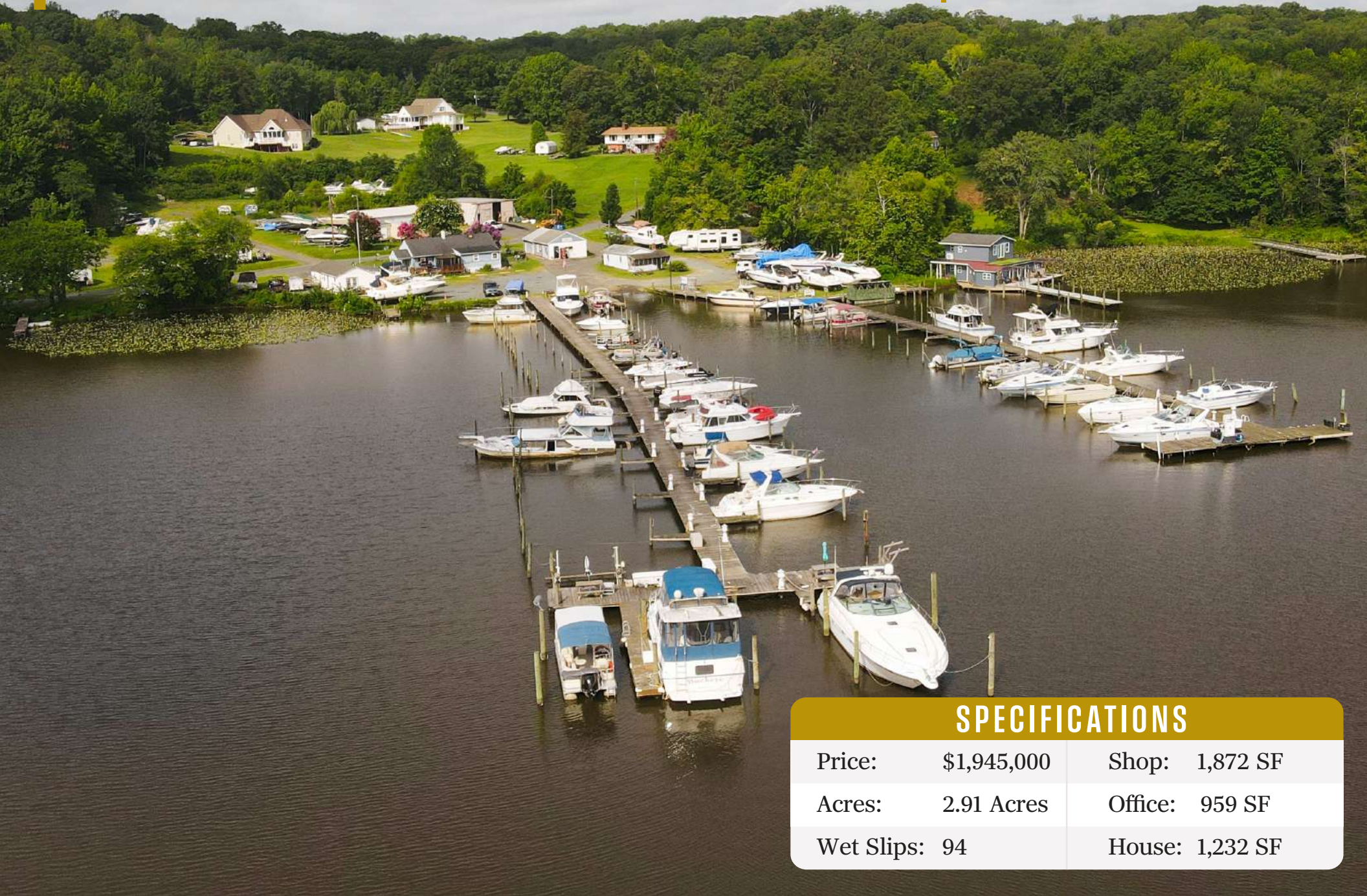


FOR SALE

WILLOW LANDING MARINA

121

Willow Landing Rd
STAFFORD, VA 22554



SPECIFICATIONS

Price:	\$1,945,000	Shop:	1,872 SF
Acres:	2.91 Acres	Office:	959 SF
Wet Slips:	94	House:	1,232 SF

PROPERTY OVERVIEW



OVERVIEW

Johnson Realty Advisors is proud to present the opportunity to acquire Willow Landing Marina, a rare waterfront investment offering an established marina with significant value-add potential. Featuring 94 wet slips, on-site marina improvements, and a prime location on Aquia Creek, this property presents an exceptional opportunity for an owner-operator or investor to revitalize and reposition a premier marine asset.

PROPERTY HIGHLIGHTS

Includes a marina office, maintenance shop, and an on-site residential home.

Generous outdoor space provides additional storage for boats, trailers, and equipment.

Located on protected Aquia Creek with convenient access to the Potomac River.

94 wet slips to accommodate a wide range of recreational vessels.

A unique chance for a new owner to modernize the property, enhance operations, and restore the marina to its full potential.

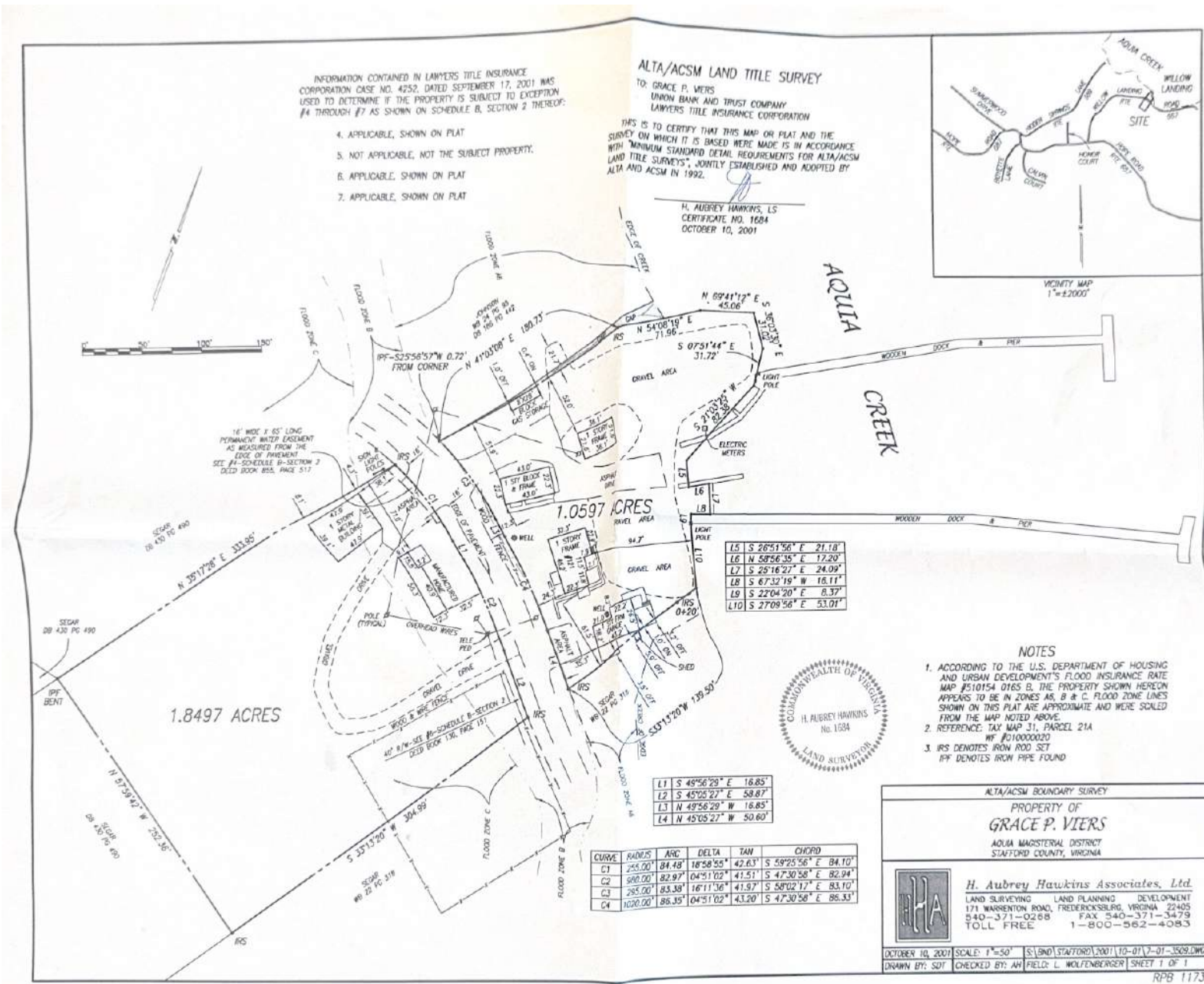
PARCEL VIEW



PROPERTY PHOTOS

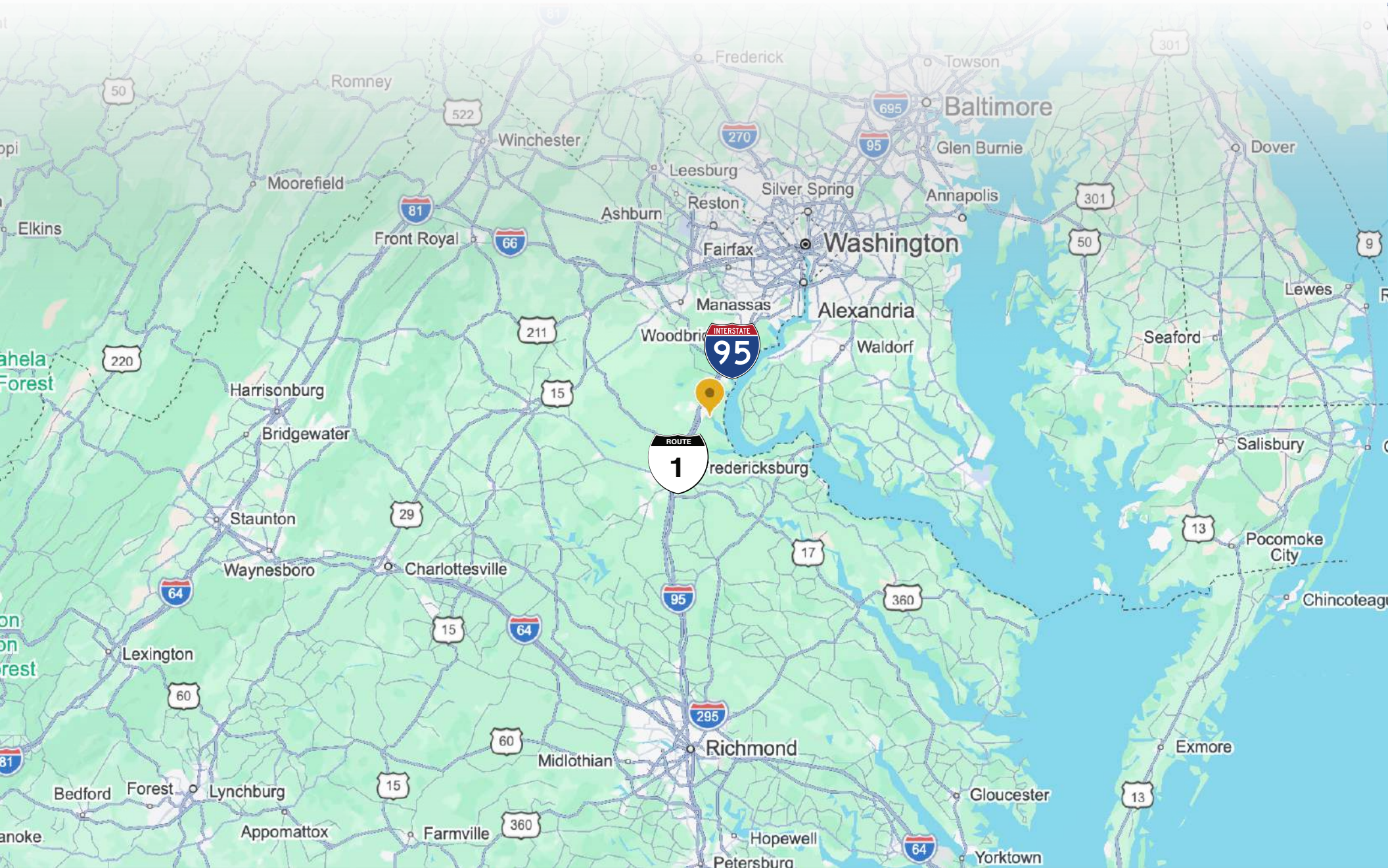


SURVEY





REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$119,372	\$130,690	\$138,443
Median Household Income	\$92,928	\$104,111	\$113,316
< \$25,000	906	3,902	5,992
\$25,000 - 50,000	1,304	5,424	8,238
\$50,000 - 75,000	1,656	7,854	11,552
\$75,000 - 100,000	1,446	6,767	9,694
\$100,000 - 125,000	860	4,922	8,374
\$125,000 - 150,000	918	5,286	8,663
\$150,000 - 200,000	1,381	6,775	11,334
\$200,000+	1,335	8,583	16,026

POPULATION	2 mile	5 mile	10 mile
2020 Population	23,874	125,954	204,244
2025 Population	25,694	134,166	223,203
2030 Population Projection	27,323	142,150	237,349
Annual Growth 2020-2025	1.5%	1.3%	1.9%
Annual Growth 2025-2030	1.3%	1.2%	1.3%
Median Age	37.4	37.6	38.3
Bachelor's Degree or Higher	31%	37%	36%
U.S. Armed Forces	99	987	1,884

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.