

FOR SALE / LEASE

PRIME PAD SITE DEVELOPMENT OPPORTUNITY

0

Richmond Hwy.

STAFFORD, VA 22554

SITE

SPECIFICATIONS

Lot Size:	4.74 Acres
Sale Price;	\$2,200,000
Lease Rate:	\$290,000
Utilities:	To Site
Condition:	Rough Grade
Zoning:	B2

Lot Lines Are Approximate

PROPERTY OVERVIEW



This commercial parcel in Aquia, VA offers an excellent opportunity for development along the highly traveled US-1 corridor. Zoned B-2 General Commercial, the site supports a wide range of potential uses and is guided by proffers that ensure quality design standards and lasting value. With strong visibility, direct frontage, and proximity to both established neighborhoods and expanding commercial activity, this property is well positioned for investors or developers seeking a high-exposure location in Stafford County.



- Prime B-2 zoned commercial parcel with development potential
- Excellent frontage and visibility along US-1 in Aquia, VA
- Proffers in place to guide quality site design and layout
- Flexible configuration suitable for multiple commercial uses
- Surrounded by strong residential growth and established retail

B-2 ZONING OVERVIEW



ZONING SNAPSHOT

- Retail stores & shopping centers
- Restaurants & food service
- Hotels & motels
- Offices & service businesses
- Auto service (with restrictions)
- Other by-right commercial uses

ZONING OVERVIEW

The property is zoned to B-2 General Commercial, which is designed to provide areas for a wide variety of retail, service, office, and hospitality uses.

This district encourages development along major transportation corridors, offering businesses high visibility and strong accessibility.

DEVELOPMENT POTENTIAL

- Ideal for retail, restaurant, and pad site development
- Strong frontage and visibility along Richmond Hwy (US-1)
- Supports hospitality, office, and service uses
- Aligns with Stafford County's vision for commercial growth along key corridors

VICINITY

Surrounded by retail, restaurants, rooftops, and rapid growth along Richmond Hwy.

TRAFFIC COUNTS

Richmond Hwy (US-1):
40,000+ VPD

I-95 Interchange:
130,000+ VPD

PROPERTY PHOTOS



PARCEL VIEW



AERIAL OVERVIEW



610

INTERSTATE
95

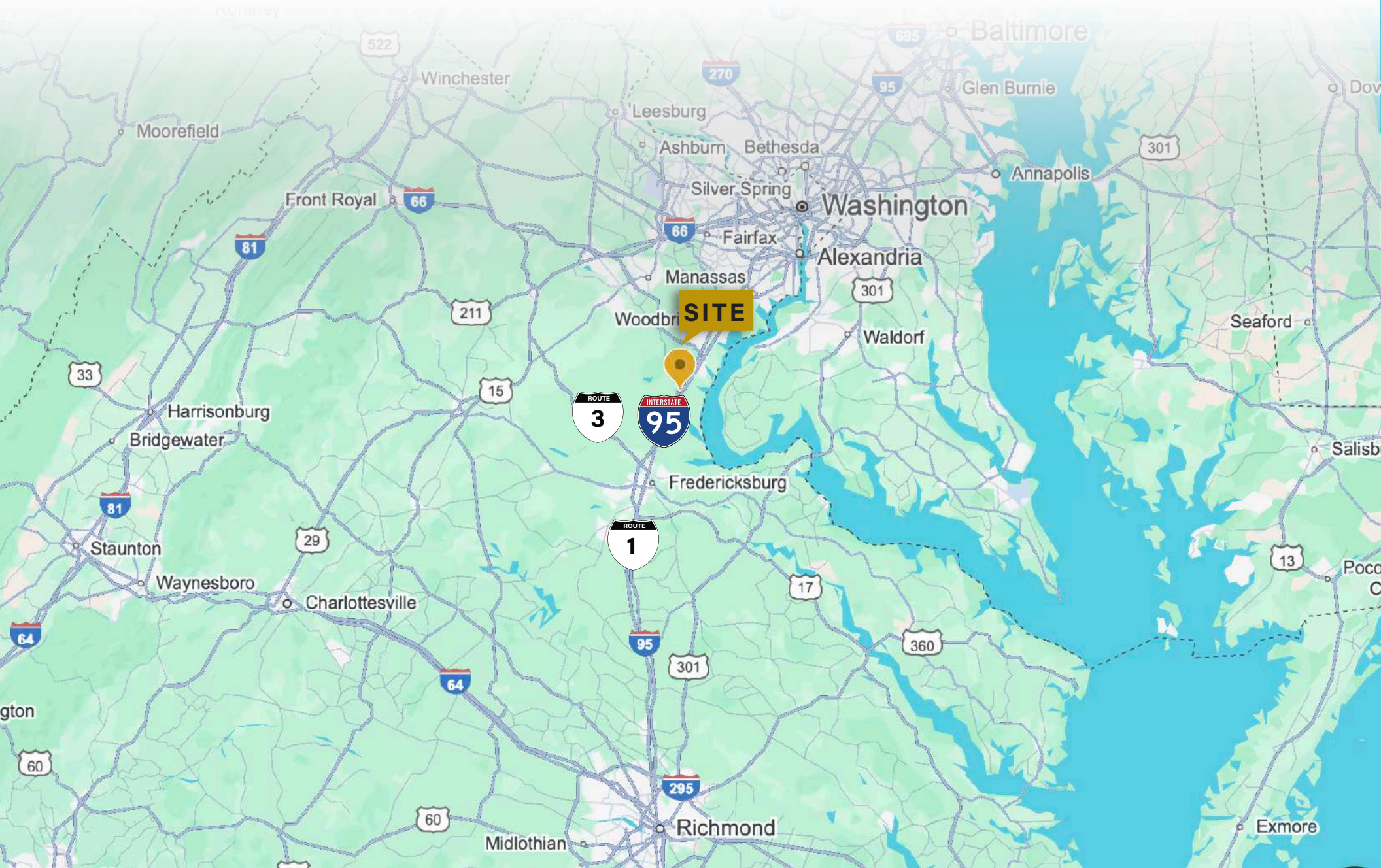
ROUTE
1

SITE

LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$127,524	\$136,499	\$145,778
Median Household Income	\$112,756	\$114,373	\$121,446
< \$25,000	254	1,176	4,136
\$25,000 - 50,000	618	2,614	6,353
\$50,000 - 75,000	546	3,636	8,730
\$75,000 - 100,000	403	2,339	7,511
\$100,000 - 125,000	781	3,322	8,464
\$125,000 - 150,000	605	2,665	7,466
\$150,000 - 200,000	621	3,350	10,472
\$200,000+	611	4,248	14,850

POPULATION	2 mile	5 mile	10 mile
2020 Population	13,027	72,642	209,637
2024 Population	13,931	76,325	218,492
2029 Population Projection	15,480	83,616	233,112
Annual Growth 2020-2024	1.7%	1.3%	1.1%
Annual Growth 2024-2029	2.2%	1.9%	1.3%
Median Age	34.5	33.5	35.9
Bachelor's Degree or Higher	38%	40%	41%
U.S. Armed Forces	579	4,711	6,920