



Distance to I-95
(1.19 mile)



INTERSTATE
95
76.543 VPD



**SUBJECT
PROPERTY**

Wawa

MOCO TACOS MAYA
AUTHENTIC MEXICAN RESTAURANT
Stafford, Virginia

**ExtraSpace
Storage**

UNITED STATES
POSTAL SERVICE

**CVS
pharmacy**

weis

Anita's
Beautiful
Flowers

**Pizza
Hut**

Pets Plus



3 ACRES AT SIGNALIZED INTERSECTION FOR LEASE OR BUILT TO SUIT

Richmond Highway, Stafford County, VA 22554

Inquire With Broker For Pricing Details

Buildable Area +/- 2 AC

Land Area +/- 3 AC

Zoning: B2

PROPERTY OVERVIEW

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

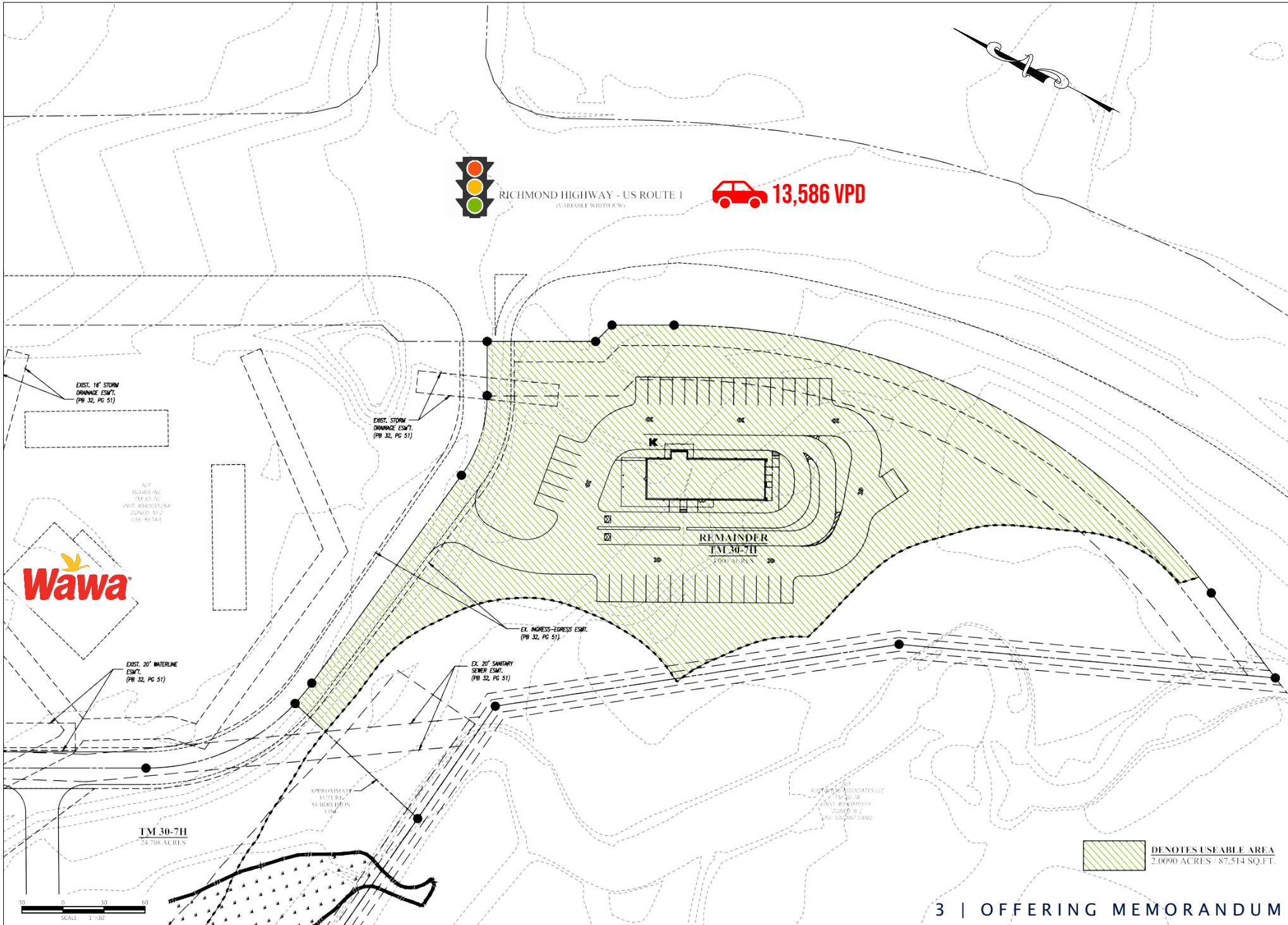
Total Land Area: +/- 3 Acres

Zoning: General Commercial (B-2)

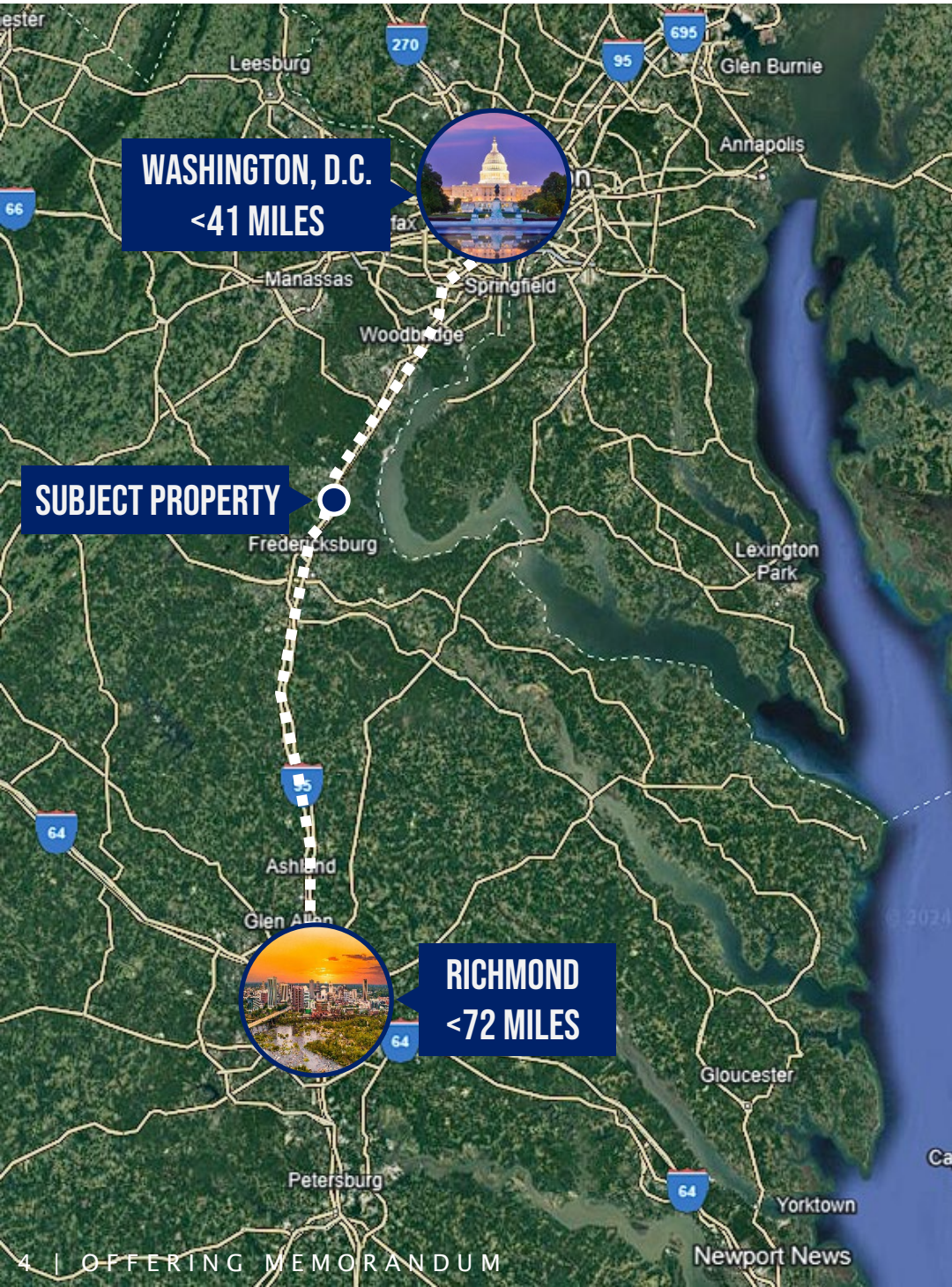
Total Buildable Area: +/- 2 Acres

Frontage: Over 500 Feet on Route 1





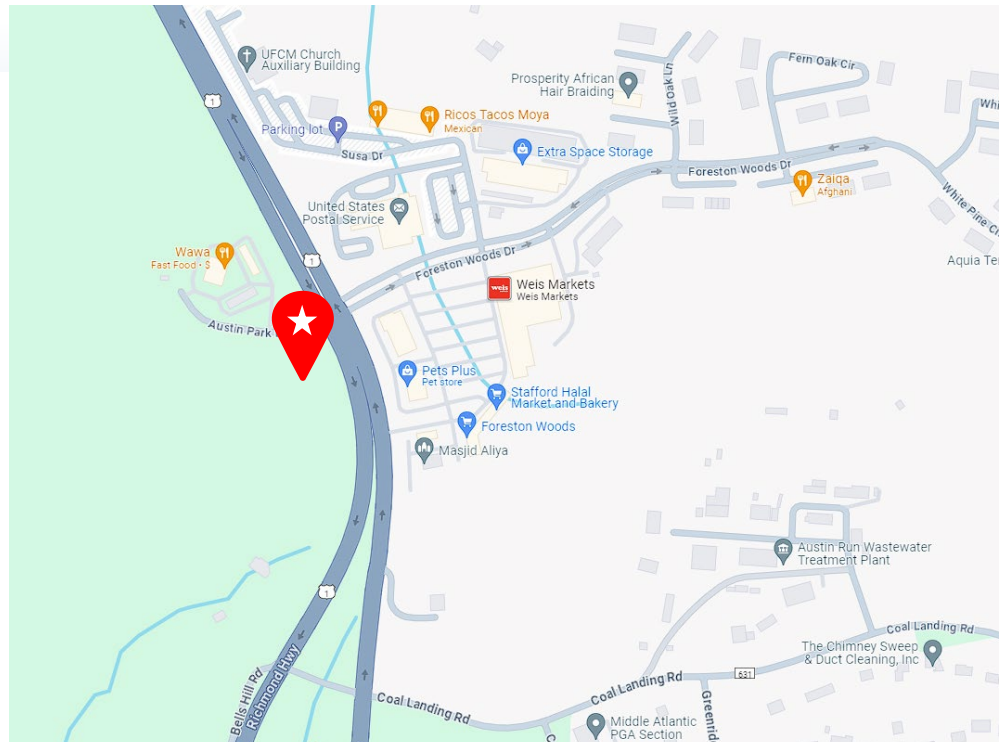
PROPERTY DEMOGRAPHICS



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

3 ACRES OF PRIME COMMERCIAL LAND

RICHMOND HIGHWAY | STAFFORD COUNTY, VA 22554

FOR MORE INFORMATION PLEASE CONTACT:



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**COLDWELL BANKER
COMMERCIAL
ELITE**