



JOIN CHIC-FIL-A, SHEETZ, & STARBUCKS
FOR SALE | 1.588 AC | B-2

PRICE:
\$1,746,800 (\$1.1M/AC)

Florida Rock Dr & Courthouse Rd, Stafford, VA 22554

This 1.588-acre pad site sits at the signalized intersection of Florida Rock Drive and Courthouse Road in Stafford, Virginia — directly adjacent to the newly completed diverging diamond interchange at I-95 Exit 140. With approximately 143,000 vehicles per day along I-95 and 31,000 along Courthouse Road, the site offers high visibility on one of the region’s fastest-growing corridors and seamless connectivity to US Route 1, Stafford Hospital, Downtown Stafford, and the greater Northern Virginia market.

The Property is surrounded by active retail and employment generators, including Chick-fil-A, Sheetz, Starbucks, Panda Express, Wendy’s, Publix, Wawa, and Panera Bread, with Buc-ee’s under construction directly across the interchange. Major demand drivers within minutes include Stafford Hospital, Marine Corps Base Quantico, and the 2.5 million-square-foot Austin Ridge Logistics Center.

Backed by affluent demographics, strong commuter traffic, and over \$1 billion in approved funding to extend the I-95 Express Lanes south through Stafford County, the site presents an outstanding opportunity for retail, restaurant, service, or mixed-use development.

KEY HIGHLIGHTS

- 1.588-acre pad site at the new Courthouse Road interchange, zoned B-2 General Business
- Rough Graded with utilities to site.
- Direct access to Courthouse Road and the newly completed diverging diamond interchange at I-95 Exit 140
- Hospital Center Boulevard extension connects Courthouse Road to US Route 1, directly across from Stafford Hospital — less than one mile from the site
- Over \$1 billion in approved funding to extend the I-95 Express Lanes from Washington, D.C. south through Stafford County
- Stafford County ranks as the #2 fastest-growing county in Virginia, with an average household income of \$167,910 within a 3-mile radius
- Strong co-tenancy with Chick-fil-A, Sheetz, Starbucks, Panda Express, and Wendy’s already operating at the interchange; Buc-ee’s under construction nearby

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	37,751	79,748	185,802
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	10,136	24,743	61,156
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$167,910	\$158,348	\$148,761

PROPERTY DETAILS



Zoning: B-2, General Business District (Stafford County)



Permitted uses include retail and restaurant (drive-thru subject to use permit), banks and financial services, medical and professional offices, hotels and lodging, automotive service and convenience retail, personal services, and mixed-use development.



Site status: Newly subdivided and recorded — Parcel 1 (69,159 SF). All utilities to site: public water, sanitary sewer, electric (Dominion), and storm drainage easements in place. Signalized access at Courthouse Road & Florida Rock Drive. Site distance and access easements recorded.



Price: \$1,746,800 (1,100,000 / AC | \$25.26/SF)

MARKET AERIAL

Market at Embrey Mill



Embrey Mill Town Center



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,294	35,419	80,903
AVERAGE HH INCOME	\$144,674	\$164,591	\$153,423
TOTAL HOUSEHOLDS	1,450	10,709	25,214

STAFFORD
Virginia
County Courthouse

AUSTIN RIDGE
LOGISTICS CENTER
Austin Ridge
Logistics Center
±2,078,015 SF

Austin Ridge
Business Park
±425,400 SF

FUTURE SITE OF BUC-EE'S



SITE

Future
Development

Planned
Development
Food Use

DOLLAR GENERAL

Downtown
Stafford



Stafford Hospital
100 Beds

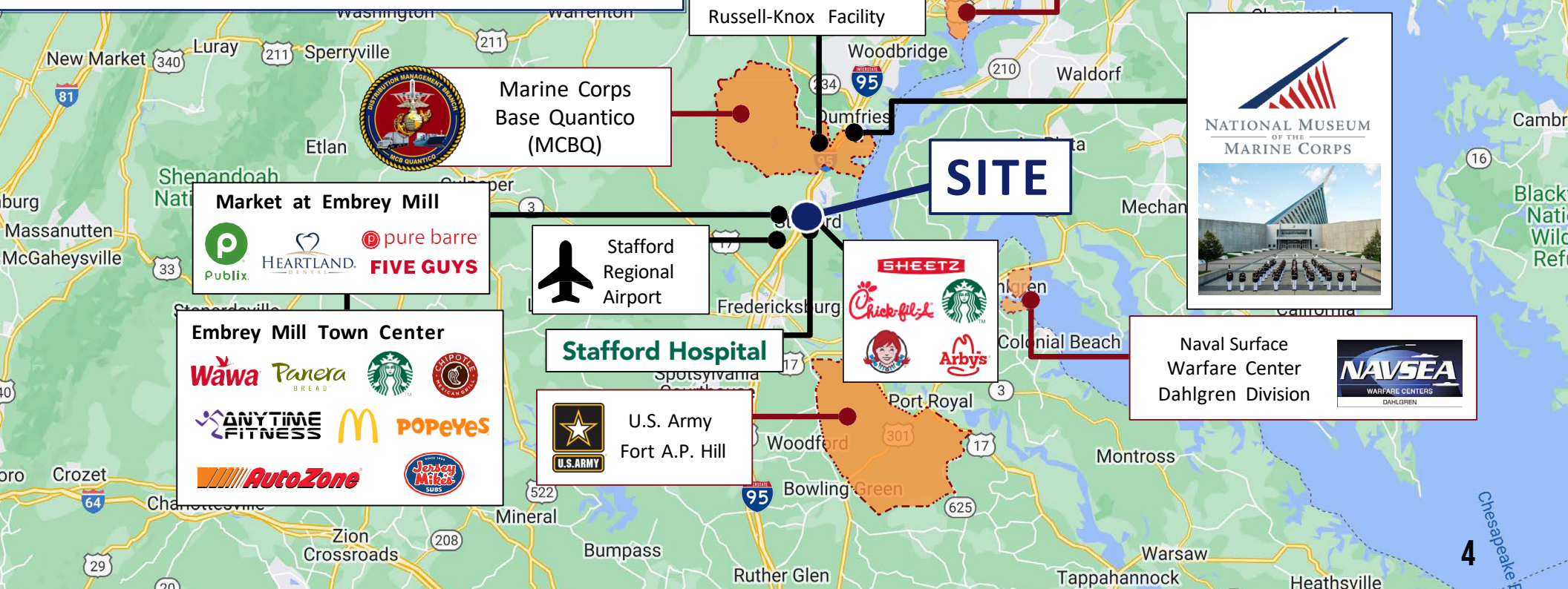


DHL
500,000 SF Mid-Atlantic
Distribution Center



LOCATION HIGHLIGHTS

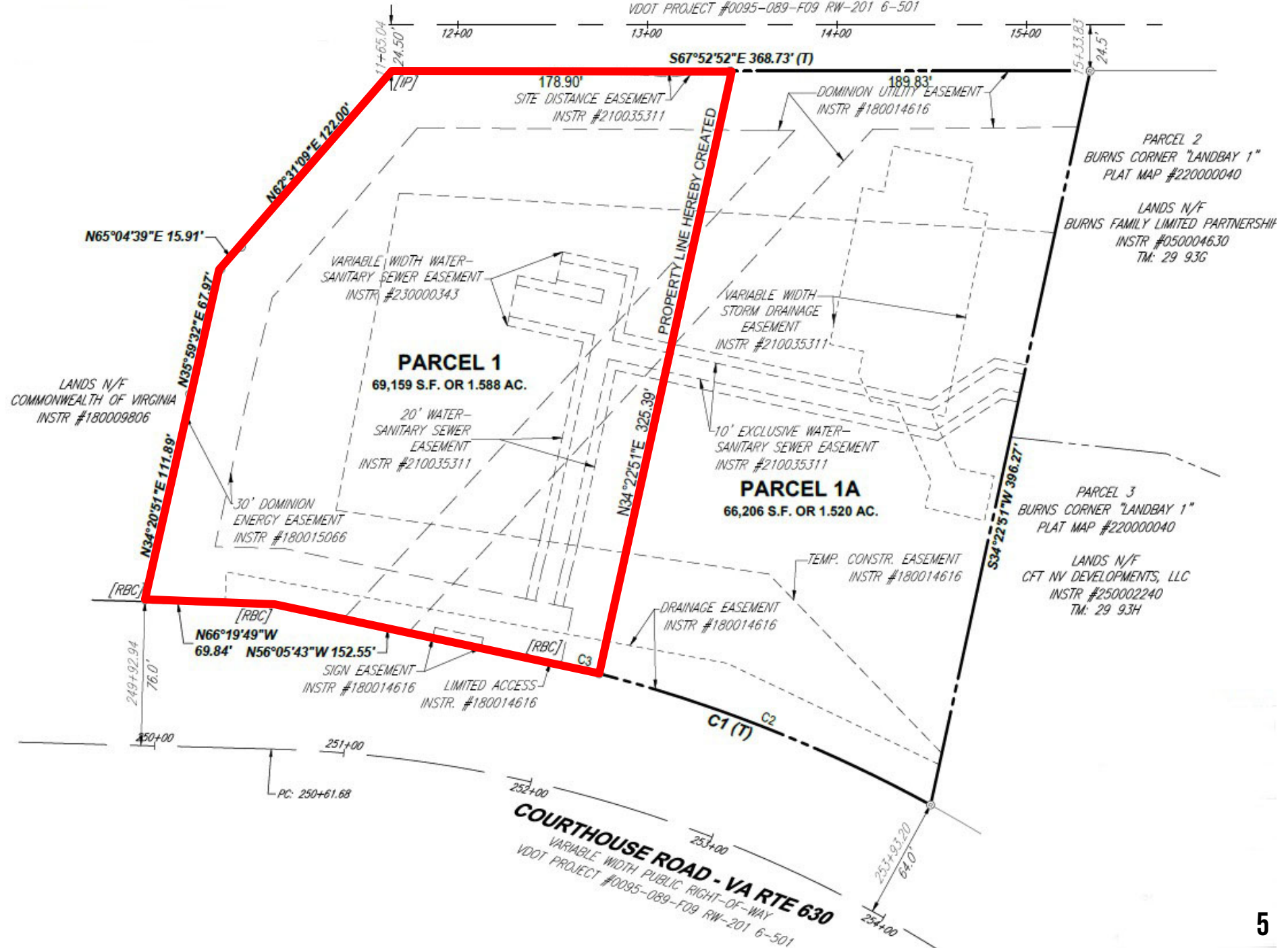
- Convenient access from I-95 via exit 140.
- 43 miles - Washington D.C., Ronald Regan Washington National Airport, and the Pentagon.
- 51 miles - Ashburn and Dulles International Airport.
- Visibility from I-95 (143,000 VPD) & Courthouse Road (31,000 VPD). Less than 1 mile to Stafford County Hospital. Stafford Hospital is a 100-bed, Joint Commission-accredited community hospital and part of Mary Washington Healthcare.
- New businesses recently opened or currently under construction at the Courthouse Road interchange: Chick-fil-a, Panda Express, Sheetz, Wendy's, Arby's, Taco Bell.
- Within 2 miles: Publix Super Market at Embrey Mill and the Embrey Mill Town Center.
- Amtrak & Virginia Railway Express serve passengers and commuters.



FLORIDA ROCK DRIVE - VA RTE 785

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

VDOT PROJECT #0095-089-F09 RW-201 6-501



OFFERING MEMORANDUM

NEWLY SUB-DIVIDED PARCEL FOR SALE

FLORIDA ROCK DR & COURTHOUSE RD, STAFFORD, VA 22554

FOR MORE INFORMATION PLEASE CONTACT:



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