

RENTAL SPACE AVAILABLE

ADDRESS:

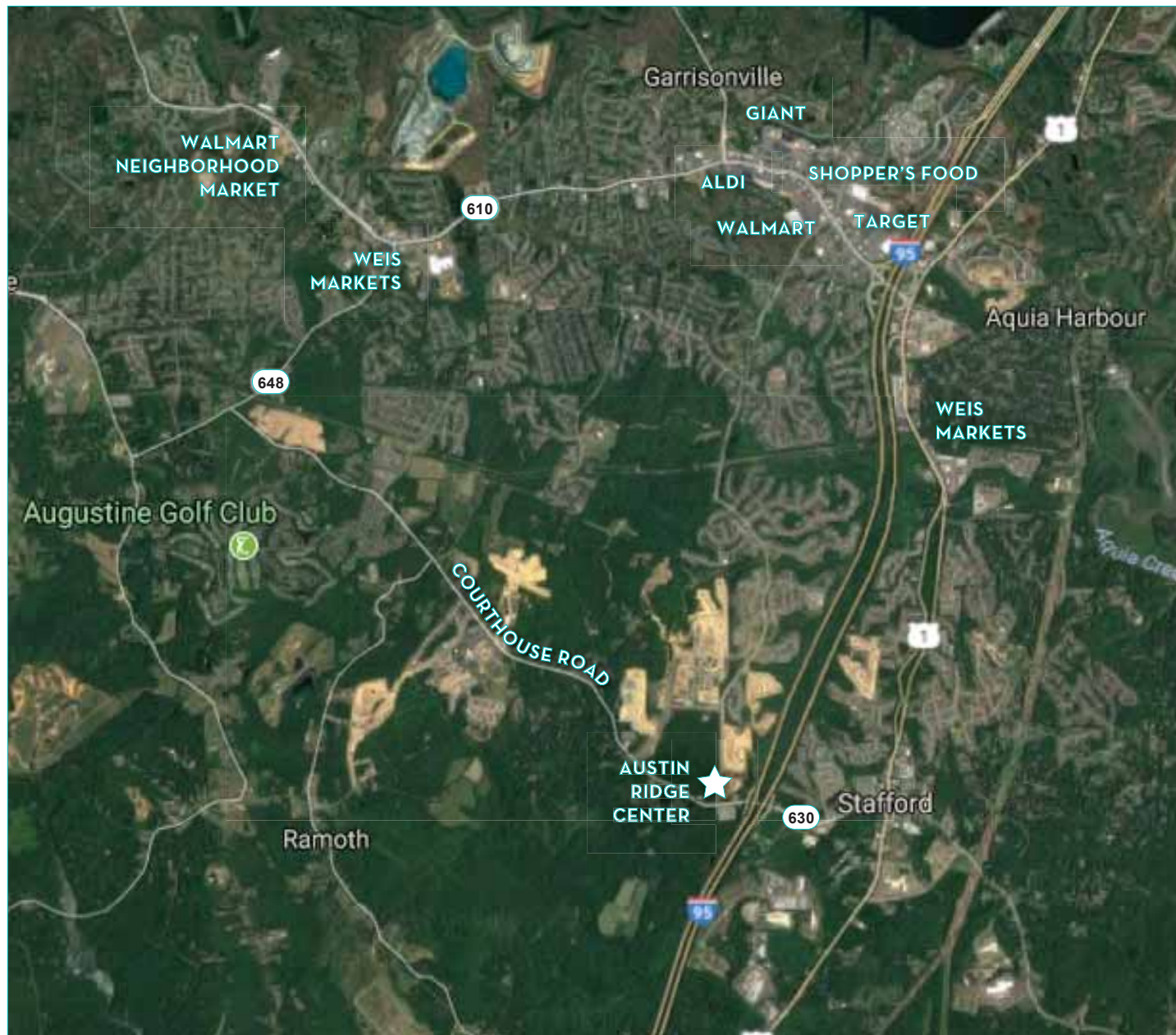
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PROPERTY HIGHLIGHTS

Unique Location: Located in the northwest quadrant of I-95 (2017 AADT of 137,000 vehicles) and Rt. 630 (Courthouse Road) in fast growing Stafford.

Key Access & Visibility: The I-95 interchange is undergoing a two-year redevelopment of the Rt. 630 interchange. The new, reverse diamond design will allow for visibility to the center from the elevated southbound exit ramp. Courthouse Road will be widened to four lanes, and signage opportunities will be available. Access to the property will be via three entrances off of Austin Ridge Drive, one of which will be signalized.

Availability: Phase I has five pad sites available for ground lease. Phase II (13 acres) is available for sale or an anchor build-to-suit. Phase III has an additional 18 acres for future development.

Neighborhood Growth: The Courthouse Road corridor west of I-95 has nearly 3,000 homes in the development pipeline with an annual population growth of 5%.

	1 mile	3 miles	5 miles
Population			
2018 Population	5,806	35,525	75,055
2023 Population	6,627	39,002	81,936
2018-2023 Annual Rate	2.68%	1.89%	1.84%
Households			
2018 Total Households	1,483	10,932	23,649
2023 Total Households	1,682	12,021	25,807
2018-2023 Annual Rate	2.55%	1.92%	1.76%
2018 Median Household Income	\$104,539	\$109,559	\$106,293



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