



# Stone Ridge — — MEDICAL CENTER



24560 Southpoint Dr. Aldie, VA



Developed, Owned  
and Managed by



# Property overview



## Opportunity benefits



66,000 SF



Three stories



Free surface parking, at 4 spaces per thousand square feet leased



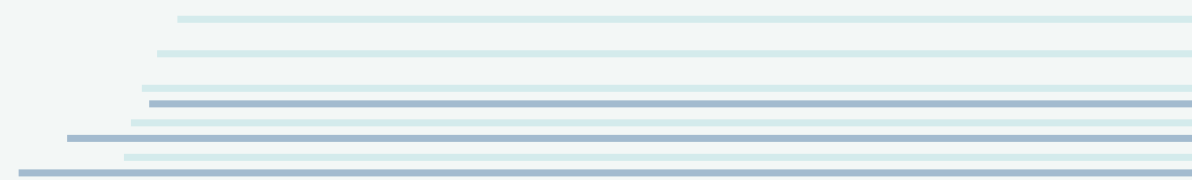
Located across from the new HCA Stone Springs Hospital at Route 50 and Stone Springs Boulevard



New Construction ready for tenants construction



Next to Harris Teeter shopping center, with Glory Days, Walgreens, Bank of America



# Healthcare proximity



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- A full-service, 24/7 [emergency department](#)
- Heart and vascular care
- [Adult mental health](#) inpatient and outpatient program
- Extensive diagnostic imaging and interventional radiology capabilities
- [Maternal healthcare](#)
- [Minimally invasive surgery](#)
- [Orthopedic care](#)
- [Weight loss surgery](#)

# Doctor demand

Patient Volume				Providers					
Physician Specialty	2022 Volume	2027 Volume	5 Year Growth	2022 Doc Count	Docs per 100k	Benchmark	Delta	2023 Gap	2028 Gap
Endocrinology	457	629	37.8%	0	0.0	3.4	-3.4	2.6	2.9
Cardiovascular	19,012	24,850	30.7%	0	0.0	12.6	-12.6	9.7	10.8
Orthopedics	7,969	10,346	29.8%	3	3.9	16.3	-12.5	9.7	11.1
Nephrology	984	1,263	28.3%	0	0.0	3.6	-3.6	2.8	3.1
Oncology	2,770	3,499	26.3%	0	0.0	6.9	-6.9	5.3	5.9
Physical Therapy/Rehabilitation	58,305	73,250	25.6%	31	40.0	90.4	-50.4	39.0	46.8
Other Specialties	25,390	31,848	25.4%	22	28.4	97.1	-68.7	53.2	61.7
Lab	85,639	106,644	24.5%	2	2.6	5.2	-2.6	2.0	2.4
Psychiatry	34,264	42,464	23.9%	25	32.3	109.0	-76.7	59.4	68.8
Gastroenterology	4,566	5,587	22.4%	0	0.0	6.6	-6.6	5.1	5.7
Urology	1,725	2,065	19.7%	0	0.0	3.4	-3.4	2.6	2.9
Rheumatology	43,803	51,932	18.6%	0	0.0	2.2	-2.2	1.7	1.9
Radiology	59,004	69,054	17.0%	0	0.0	11.4	-11.4	8.9	9.9
General Surgery	1,250	1,451	16.0%	2	2.6	12.8	-10.3	8.0	9.1
Evaluation and Management	218,332	251,866	15.4%	78	100.7	310.8	-210.1	162.7	189.6
ENT	7,832	8,975	14.6%	3	3.9	3.7	0.2	-0.1	0.2
Neurology	4,120	4,554	10.6%	0	0.0	9.2	-9.2	7.2	8.0
Pulmonology	3,126	3,249	3.9%	1	1.3	4.1	-2.8	2.2	2.6
Obstetrics & Gynecology	3,254	3,320	2.0%	6	7.7	20.8	-13.0	10.1	11.9

NOTE: Delta represents the difference between the per-100,000 clinician supply rate in the area of interest and the selected benchmark.

## Demographics



**80,757**

Total population



**1.23%**

2023-2028 Annual growth rate



**34.9**

Median age



**24,361**

Total households



**1,081**

Total businesses



**11,815**

Total employees



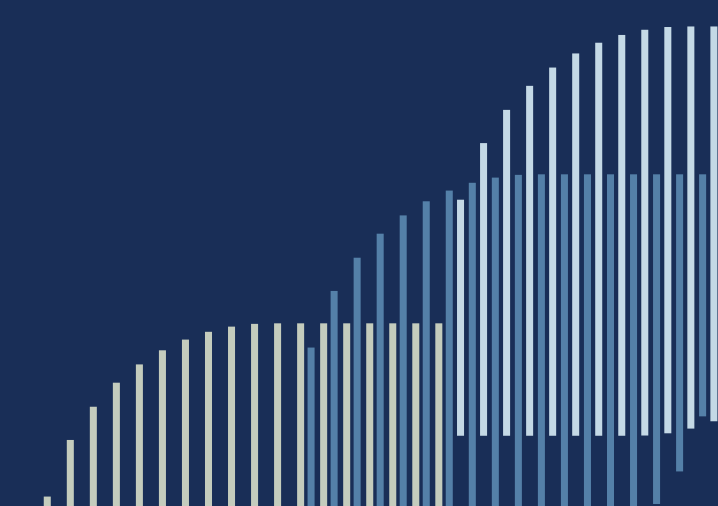
**59,328**

Total daytime population

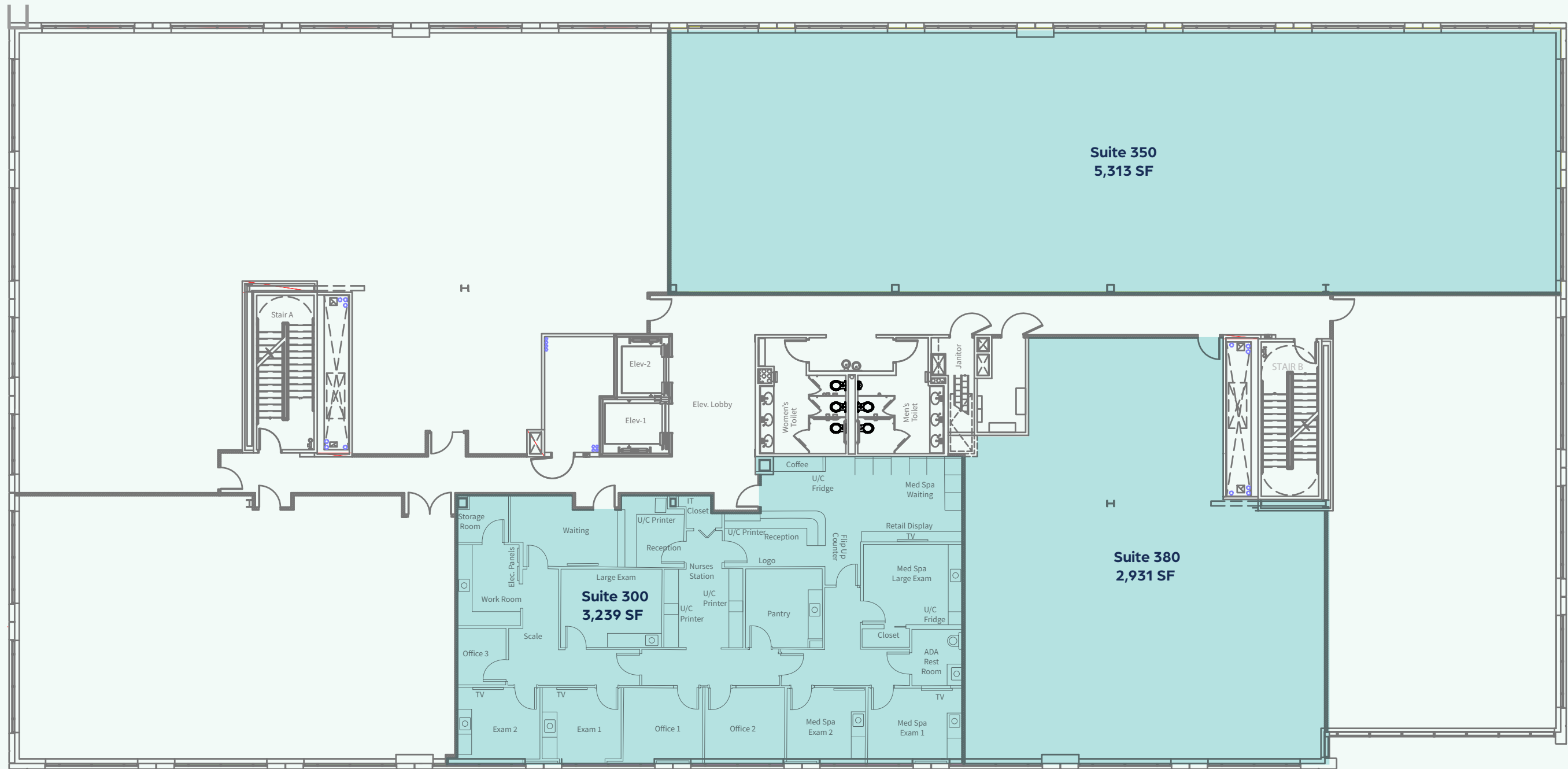


**\$184,661**

Median household income



# Third floor availability



 Vacant

Take a bite  
(+ brew) out of Aldie



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