

Courthouse West

I-95 & Courthouse Road, Stafford, Virginia 22554



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COURTHOUSE WEST is Stafford County's newest premier retail development, strategically positioned at the brand-new Courthouse Road diamond interchange along I-95. Developed by Norton Scott, this project offers unparalleled access and visibility in the fastest-growing retail corridor in Stafford, Virginia.

The Courthouse Road corridor has quickly emerged as a leading destination for national retailers, anchored by nearby tenants such as **Publix, Starbucks, Sheetz, Chick-fil-A, McDonald's, and Wawa**. This momentum is fueled by strong residential growth, including Embrey Mill, a master-planned community with over 2,000 homes delivered, and dozens of additional neighborhoods under development.

Stafford County also benefits from significant economic drivers, including **new data center development**, proximity to **Marine Corps Base Quantico**, and a workforce supported by both Northern Virginia and the Washington, D.C. metro area.

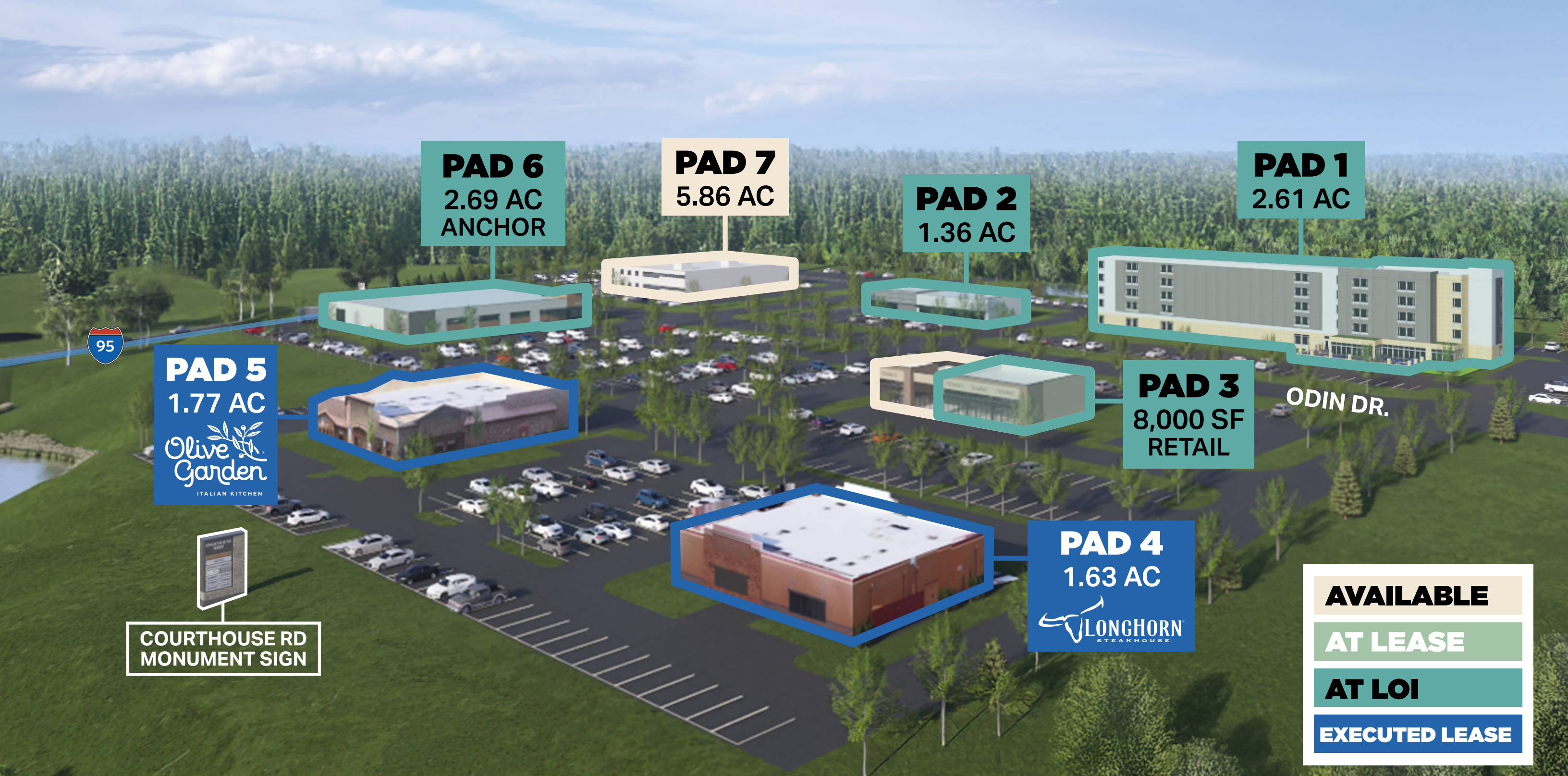
Courthouse West provides flexible opportunities for a wide range of retail, dining, and service uses. The project includes availability for a **20,000–30,000 SF anchor box for ground lease or build-to-suit**, offering direct visibility to I-95 and serving as a marquee opportunity for a regional or national tenant. Additional **pad sites for lease** are ideally suited for full-service restaurants, medical, fast-casual dining, and specialty retail.

An **8,000 SF multi-tenant building** will also be available, with spaces ranging from **1,500 to 8,000 SF**. Prominent **monument signage** along Courthouse Road further enhances visibility and branding for tenants.

Demographics in the trade area are exceptional, with a growing population, high median household incomes, and strong traffic counts along both I-95 and Courthouse Road. Combined with a robust housing pipeline and the county's sustained economic expansion, Courthouse West represents a unique opportunity for retailers and service providers to establish a presence in one of Northern Virginia's most dynamic growth corridors.

With its prime location, outstanding demographics, and a mix of retail opportunities from anchor to pad site, **Courthouse West** offers businesses the visibility, access, and customer base needed to thrive in Stafford County's most dynamic retail corridor.





PAD 6
2.69 AC
ANCHOR

PAD 7
5.86 AC

PAD 2
1.36 AC

PAD 1
2.61 AC

PAD 5
1.77 AC



PAD 3
8,000 SF
RETAIL

PAD 4
1.63 AC



ODIN DR.

COURTHOUSE RD
MONUMENT SIGN

AVAILABLE
AT LEASE
AT LOI
EXECUTED LEASE

**NEARBY
RETAILERS**



Publix
FIVE GUYS
HAIR CUTTERY



tropical CAFE
ANYTIME FITNESS
CRIMSON COWARD
LAW OFFICES AND DESIGN



173,891
EQ24-ADT1



STAFFORD PUBLIC SCHOOLS

EMBREY MILL TOWN CENTER

Auto Zone
CHIPOTLE
Starbucks
McDonald's
Panera Bread
Wawa

STAFFORD COUNTY COURTHOUSE

FIRE DEPT

MARKET AT AUSTIN RIDGE

ALDI
TEXAS CARWASH
Flagship
SHEETZ

COURTHOUSE WEST

COMMUTER LOT

STAFFORD ELEMENTARY

AUSTIN RIDGE LOGISTICS CENTER

163,744
EQ24-ADT1

FIRE DEPT



BURNS CORNER

FUTURE DEVELOPMENT



AUSTIN RIDGE BUSINESS PARK

MEDICAL OFFICE
Starbucks
Arby's
Wendy's
SHEETZ

STAFFORD HOSPITAL

HOSPITAL CENTER BLVD



STAFFORD, VA

Walmart
Neighborhood Market
Auto Zone SHEETZ

Giant THE HOME DEPOT petco Staples
DOC STONE COMMONS

LOWE'S SHOPPERS ULTA BEAUTY
target KOHL'S ROSS DRESS FOR LESS
HomeGoods TJ-MAXX OLD NAVY
PETS MART Michaels FIVE BEL'W
STAFFORD MARKETPLACE

40,600
[2023 ADT]

NORTH STAFFORD PLAZA
ALDI HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES TACO BELL
POPEYES

Walmart

132,600
[2023 ADT]

29,150
[2023 ADT]

PARKSIDE PLAZA
weis

TOWN CENTER AT AQUIA
McDonald's TIRE PLUZ PNC
KFC SUBWAY

COURTHOUSE RD

FUTURE
Wawa

149,300
[2023 ADT]

Publix Auto Zone ANYTIME FITNESS
FIVE GUYS Starbucks Wawa McDonald's Jersey Mike's
CHIPOTLE
EMBREY MILL TOWN CENTER

COURTHOUSE WEST

18,960
[2023 ADT]

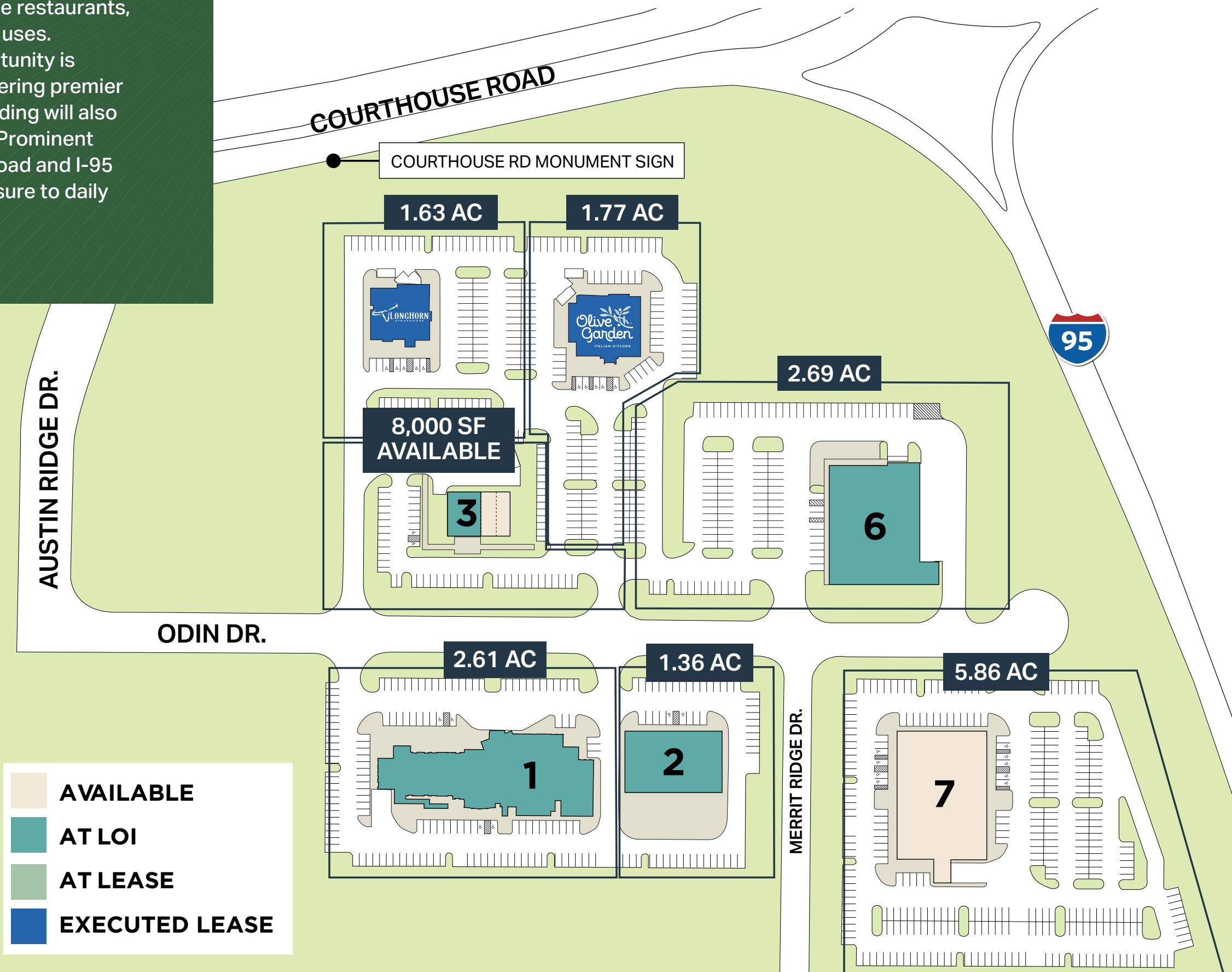
MARKET AT AUSTIN RIDGE
ALDI TEXAS CARWASH Flagship SHEETZ

AUSTIN RIDGE LOGISTICS CENTER

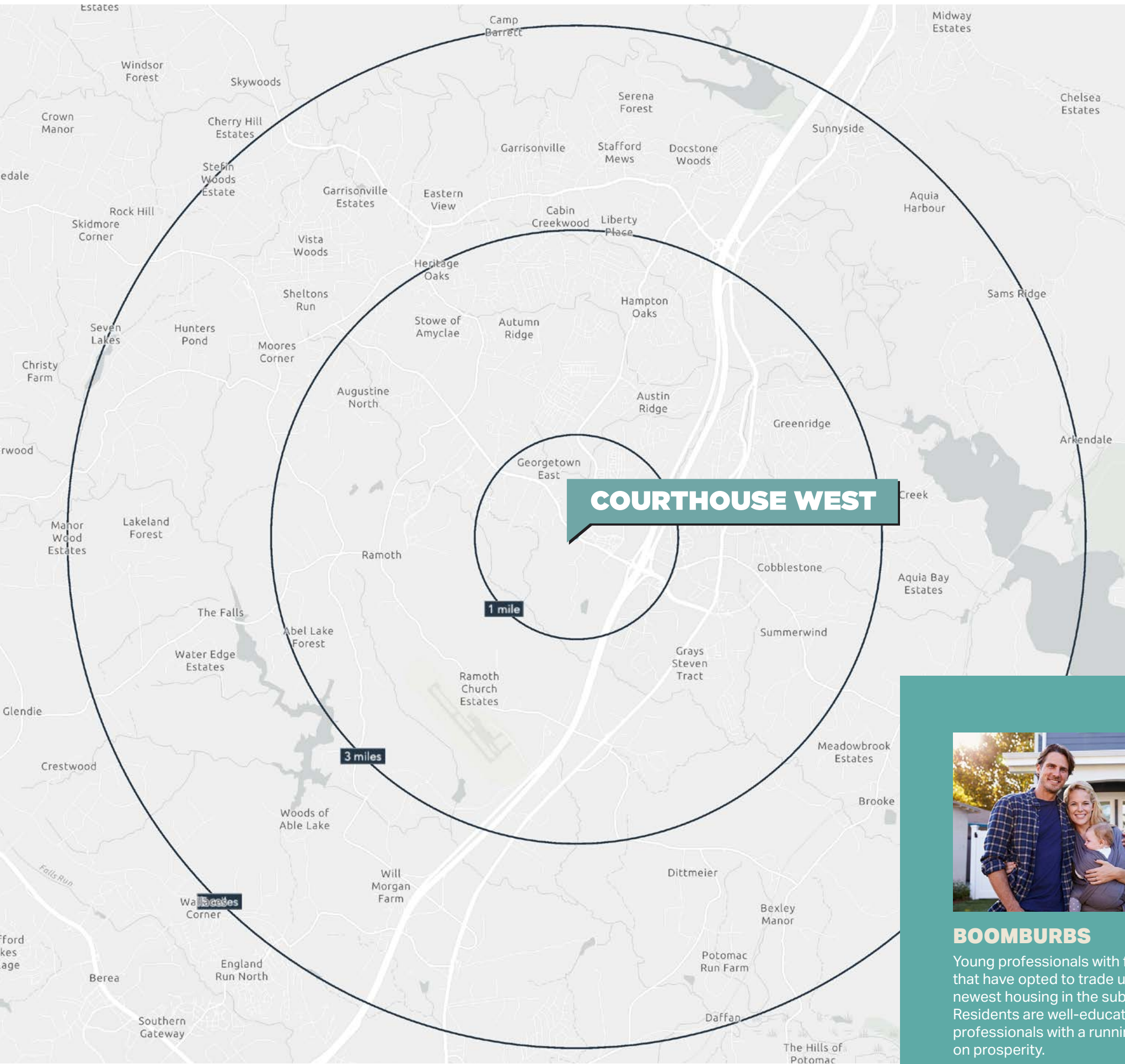
BURNS CORNER
Chick-fil-A SHEETZ
Starbucks Wendy's Arby's

95

Available pads range from 1.3 to 5.8 acres, accommodating a wide range of concepts including full-service restaurants, fast casual dining, medical, retail, and service uses. In addition, a 20,000–30,000 SF anchor opportunity is available for ground lease or build-to-suit, offering premier visibility to I-95. An 8,000 SF multi-tenant building will also feature inline spaces from 1,500 to 8,000 SF. Prominent monument signage along both Courthouse Road and I-95 ensures tenants benefit from maximum exposure to daily traffic and a high-income customer base.



- AVAILABLE
- AT LOI
- AT LEASE
- EXECUTED LEASE



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
Population	3,214	47,178	88,828
Daytime Population	2,313	38,800	74,603
Average HH Income	\$205,056	\$182,595	\$176,837
Households	983	14,841	28,430
Bachelor's Degree or Higher	55.4%	50.1%	46.2%
CONSUMER SPENDING			
Apparel	\$4,183,974	\$56,330,632	\$102,961,878
Food Away from Home	\$7,010,576	\$94,485,469	\$173,658,833
Entertainment	\$6,792,090	\$91,793,066	\$169,949,460
Wellness	\$1,750,262	\$23,751,147	\$43,825,373

Source: Esri, Esri-Data Axle, U.S. Census, and Bureau of Labor Statistics. 2025

Core Demographics



BOOMBURBS

Young professionals with families that have opted to trade up to the newest housing in the suburbs. Residents are well-educated professionals with a running start on prosperity.



SAVVY SUBURBANITES

Well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home.



PROFESSIONAL PRIDE

These goal-oriented couples work, often commuting far and working long hours. However, their schedules are finetuned to meet the needs of their school-age children.

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