

SALE OR LEASE

HILLS OF AQUIA PAD SITE

195 | Coachman Cir.
STAFFORD, VA 22554

COACHMAN CIR.

25,700 VPD



SPECIFICATIONS

Size: 2.89 Acres

Pricing: Inquire

Zoning: B2

OVERVIEW



J R A



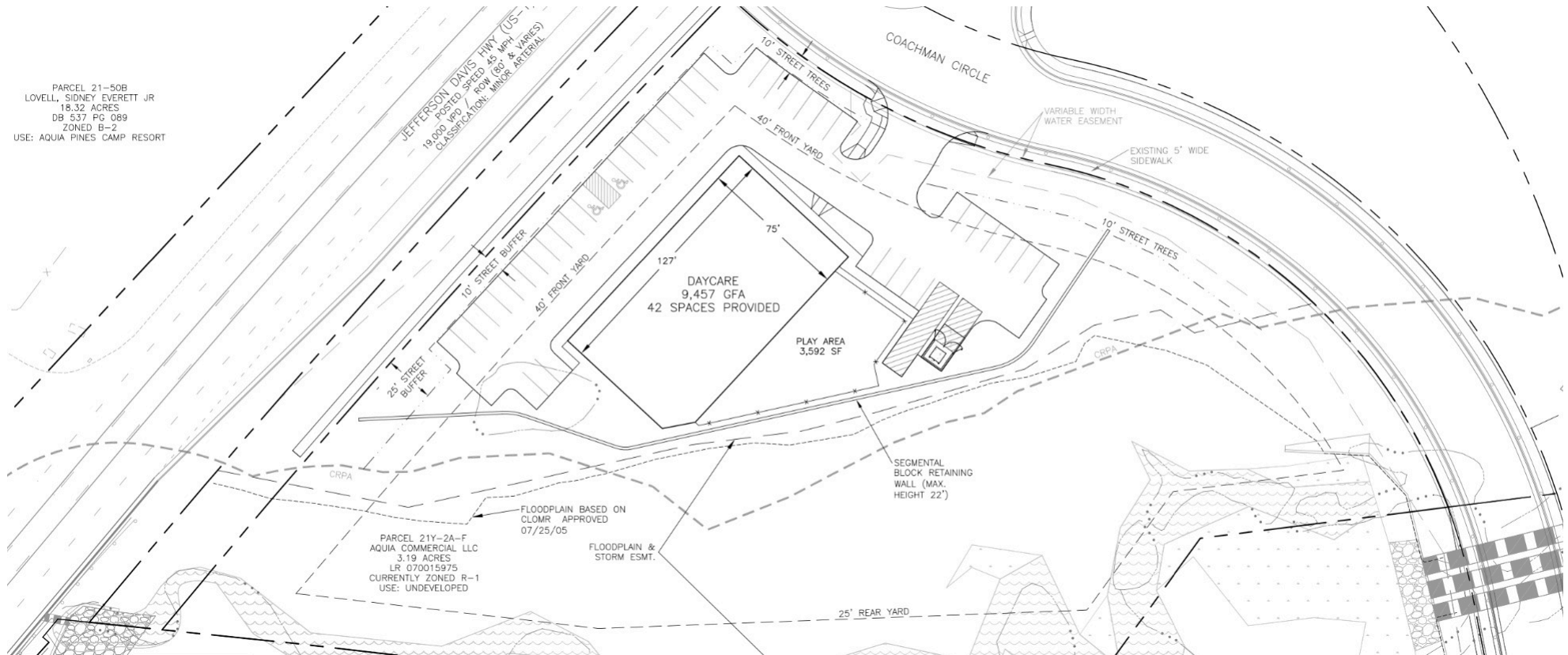
150,000 VPD



25,700 VPD

COACHMAN CIR.

PARCEL 21-50B
LOVELL, SIDNEY EVERETT JR
18.32 ACRES
DB 537 PG 089
ZONED B-2
USE: AQUIA PINES CAMP RESORT



- | | |
|--|---|
| • 2.89 Acres fronting on Rt 1. | • B2 Zoning – General Commercial |
| • 0.3 miles to Garrisonville Rd. (Rt. 610) | • Rt. 1 – 25,700 VPD, I-95 – 150,000 VPD |
| • High population density | • Proximity to Garrisonville Rd. – dense commercial |

MAP VIEW



J R A



DEMOGRAPHIC/ INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$131,475	\$146,200	\$138,916
Median Household Income	\$110,394	\$121,264	\$114,656
< \$25,000	544	979	3,765
\$25,000 - 50,000	1,353	2,508	6,160
\$50,000 - 75,000	2,051	3,987	8,180
\$75,000 - 100,000	1,010	2,542	6,192
\$100,000 - 125,000	1,686	3,644	7,128
\$125,000 - 150,000	1,237	3,059	5,848
\$150,000 - 200,000	1,557	3,876	8,315
\$200,000+	1,880	5,636	11,364

POPULATION	2 mile	5 mile	10 mile
2010 Population	32,844	80,864	168,777
2022 Population	34,820	85,953	178,647
2027 Population Projection	38,711	95,325	194,522
Annual Growth 2010-2022	1.5%	1.6%	1.5%
Annual Growth 2022-2027	2.2%	2.2%	1.8%
Median Age	35	35.2	35.9
Bachelor's Degree or Higher	40%	41%	39%
U.S. Armed Forces	837	3,208	6,127

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

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