

Newly Sub-Divided Parcel For Sale | High-Profile Diamond Interchange Along I-95

ROCK DRIVE & COURTHOUSE ROAD | STAFFORD, VA 22554



Market at Embrey Mill

Publix | HEARTLAND DENTAL | pure barre | FIVE GUYS

Embrey Mill Town Center

Wawa | Panera BREAD | Starbucks | CHIPOTLE MEXICAN GRILL | ANYTIME FITNESS | McDonald's | POPEYES | AutoZone | Jersey Mike's SUBS



PROPERTY HIGHLIGHTS

- Newly sub-divided parcel totaling 1.588 acres at new Courthouse Road Interchange
- Direct access to Courthouse Road and recently completed \$195M diverging diamond Courthouse Road interchange.
- The new Courthouse Road aligns with an extended Hospital Center Blvd, which connects with US Route 1 across from Stafford County Hospital, which is less than 1 mile from the site.
- \$1B in approved funding to extend existing Interstate 95 express lanes from Washington D.C. south past Stafford County.
- Stafford County is the #2 fastest growing county population in Virginia and one of the highest-income counties in America. Median Household Income \$119,818.

FOR MORE INFORMATION:



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DISCLAIMER

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty, or representation about it. The property offered is subject to prior sale, lease, change of price, or withdrawal from the market without notice.

PROPERTY SITE PLAN

Florida Rock Dr

SITE

Conceptual Retail Building

Future Development

Drive-Thru

INTERSTATE
95

Courthouse Rd

31,000 VPD

Stafford Hospital
±1 Mile

Courthouse Rd

Chick-fil-A

SHEETZ

Arby's

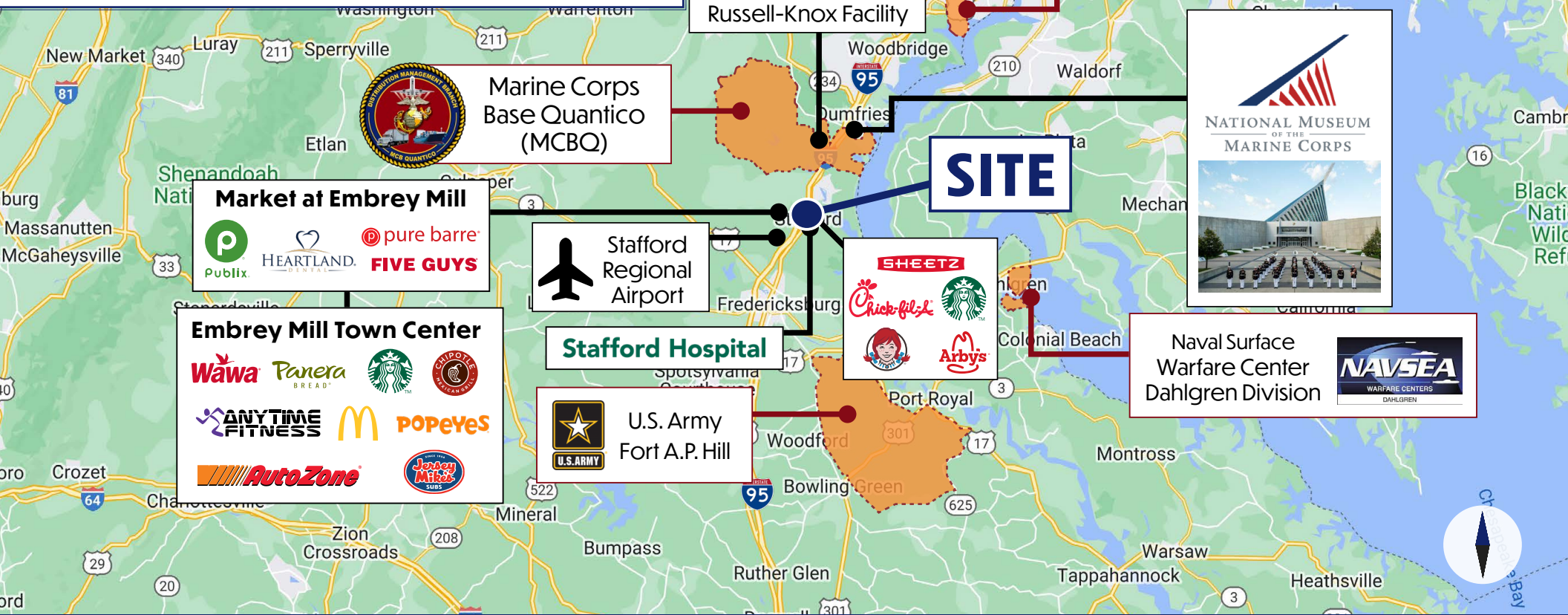
Starbucks



LOCATION HIGHLIGHTS

- Convenient access from I-95 via exit 140.
- 43 miles - Washington D.C., Ronald Regan International 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.

LOCATION MAP



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

Courthouse Rd
 Courthouse West

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

Austin Ridge Business Park
 ±425,400 SF

BUILDING 5
 ±940,000 SF
 620' x 1,516'

BUILDING 2
 ±193,811 SF
 284' x 675'

BUILDING 1
 ±498,337 SF
 520' x 952'

BUILDING 3
 ±207,000 SF
 284' x 728'

BUILDING 4
 ±207,000 SF
 284' x 728'

Austin Ridge Center

Exit 140

143,000 VPD

SITE

Exit 140



DHL
 500,000 SF Mid-Atlantic Distribution Center

Future Development

Planned Development Food Use



STAFFORD Virginia
 County Courthouse

DOLLAR GENERAL

Downtown Stafford



Stafford Hospital
 100 Beds

Richmond Hwy

