

Stafford Pad Sites

2860 Richmond Highway, Stafford, VA 22554

AVAILABLE PARCEL

Zoned B-2 Urban
Commercial

Land Area: 33,789 SF / 0.776 Acres
Building: +/- 2,600 SF
Parking: 27 Spaces
Drive Thru: 10 Stacking Spaces



Land Area: 39,252 SF / 0.901 Acres
Parking: +/- 23 Spaces
Drive Thru



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Stafford Pad Sites

JOIN NEARBY RETAILERS



PROPERTY HIGHLIGHTS

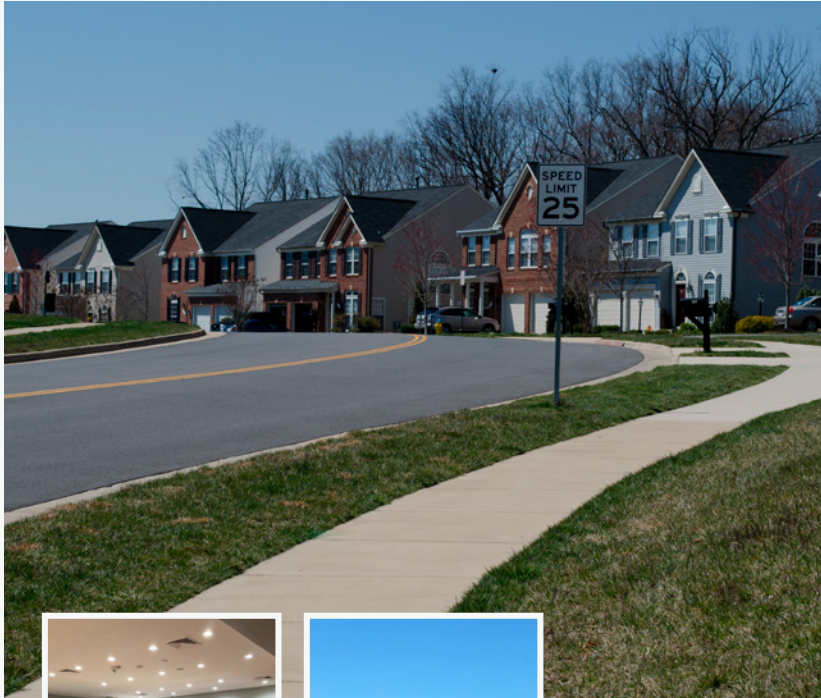
- » Drive-thru optimized pad site for sale in bustling Stafford, VA
- » Thriving trade area only 40 miles from Washington DC, offers an optimal location for a high-traffic drive-thru in a commuter-rich area, accessible via Interstate 95 near the U.S. 1 and Garrisonville Road intersection
- » Join a new Starbucks, with 2 hotels and a 256-unit Class A multi-family complex within convenient walking distance, providing an excellent foot traffic potential.
- » South of Quantico Marine Corps base, Stafford is Virginia's fastest growing county and consistently ranks among the top 10 wealthiest counties in America.
- » Just one mile from Aquia Harbour, a gated waterfront community, and more than 56,000 households within 10 miles ensure a ready customer base and steady flow of patrons.

DEMOGRAPHICS

 Miles	 Population	 Daytime Population	 Households	 Median Household Income	 Total Businesses	 Tot Apparel Exp/Hhld
1 Mile	9,685	7,215	3,473	\$131,780	432	\$3,298
3 Miles	61,924	25,915	20,372	\$136,643	1,921	\$3,406
5 Miles	84,407	38,630	26,741	\$143,684	2,686	\$3,506
10 Miles	174,682	85,225	56,426	\$136,540	5,633	\$3,426



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Stafford's rapid growth is attributed to its strategic location, situated just south of Washington DC, offering a suburban lifestyle with easy access to the capital. The presence of Quantico Marine Corps base has been a driving force, attracting military personnel and associated industries. The county's commitment to infrastructure and amenities, including residential developments, schools, and recreational facilities, has created an appealing environment for residents and businesses alike. Coupled with a robust local economy, Stafford's blend of accessibility, opportunities, and quality of life has fueled its impressive expansion in recent years.



39.7 minutes
Average commute



84.9%
Workers who
drive to work



120,881
VPD on I-95

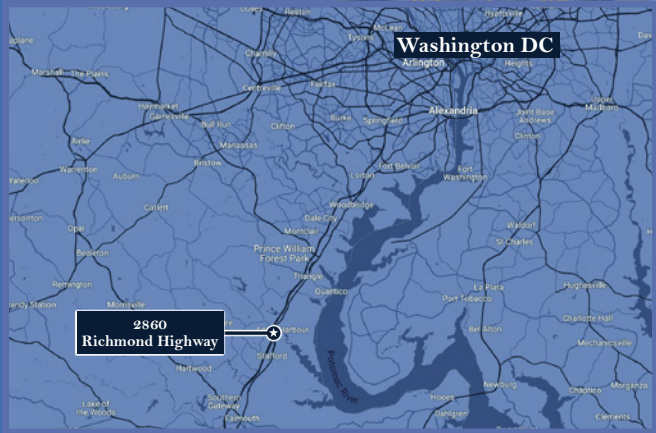


31,672
VPD on Jefferson
Davis Hwy



174,682
Population in a
10 Mile radius

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Stafford
Pad Sites

18,801 VPD

RICHMOND HWY

JEFFERSON DAVIS HWY



AQUIA TOWNE CTR DR

DRIVE THRU: 10 STACKING SPACES

2,600 SF±
81.25'x32'

AQUIA TOWNE CTR DR

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BUILDING: +/- 2,600 SF
PARKING: 27 SPACES
DRIVE THRU: 10 STACKING SPACES

27 PARKING SPACES



LAND AREA: 39,252 SF / 0.901 ACRES
PARKING: +/- 23 SPACES
DRIVE THRU

TOWN CENTER BLVD

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CONTACT:

Adam Rabin | Vice President, Retail Leasing

240.497.0520 ext. 153

arabin@mcbrealestate.com



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