

Pad Site Available

2860 Jefferson Davis Hwy, Stafford, VA

AVAILABLE PARCEL

Zoned B-2 Urban Commercial

Land Area: 40,676 sf / 0.93 Acres
Building: +/- 2,600 sf
Parking: 27 Spaces
Drive Thru: 10 Stacking Spaces



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2860 Jefferson Davis Hwy

JOIN NEARBY RETAILERS



PROPERTY HIGHLIGHTS

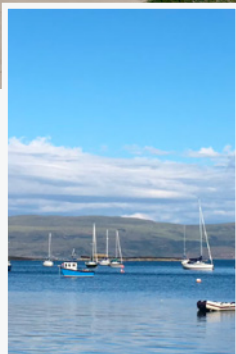
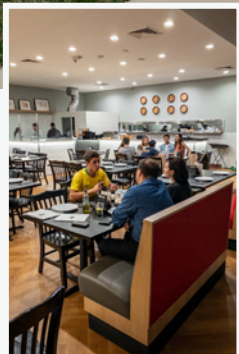
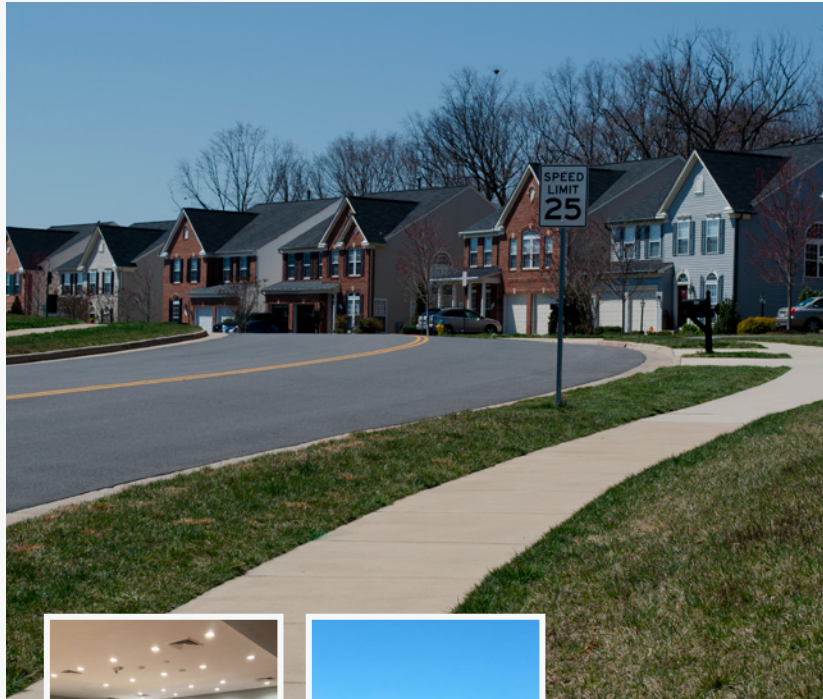
- » Drive-thru optimized pad site for sale in bustling Stafford, VA
- » Thriving trade area only 40 miles from Washington DC, offers an optimal location for a high-traffic drive-thru in a commuter-rich area, accessible via Interstate 95 near the U.S. 1 and Garrisonville Road intersection
- » Join a new 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



**2860
Jefferson
Davis Hwy**



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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

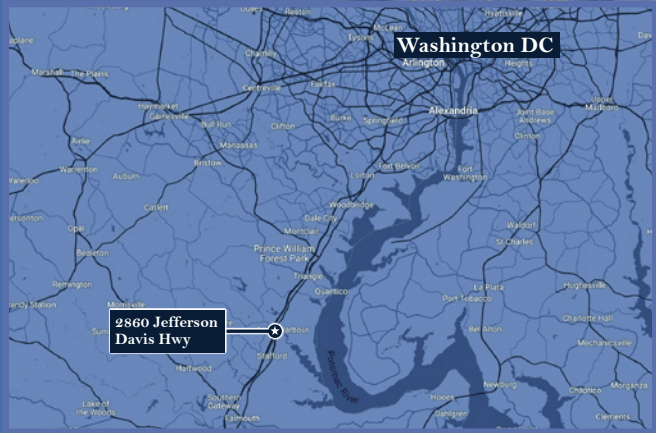


31,672
VPD on Jefferson
Davis Hwy



174,682
Population in a
10 Mile radius

2860
Jefferson
Davis Hwy



2860
Jefferson
Davis Hwy



RICHMOND HWY
18,801 VPD
JEFFERSON DAVIS HWY



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AQUIA TOWNE CTR DR

AQUIA TOWNE CTR DR

TOWN CENTER BLVD

DRIVE THRU: 10 STACKING SPACES
2,600 SF±
81.25'x32'

27 PARKING SPACES

Stafford VA



**2860
Jefferson
Davis Hwy**

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