

COURTHOUSE ROAD

— Stafford, Virginia —

FOR LEASE



OUTSTANDING GROUND LEASE OPPORTUNITY

PROPERTY HIGHLIGHTS:

- ▶ 3 acre corner parcel available at signalized intersection.
- ▶ Additional 14+/- acres, All or Part
- ▶ Great location just off I-95, Exit 140; Traffic 137,000 VPD
- ▶ Zoned B-2, All Public Utilities
- ▶ Multiple new proposed developments adjacent to site; Just approved 533,624-square-foot DHL distribution facility adjacent to Interstate 95
- ▶ Close proximity to Embrey Mill subdivision; 168 multifamily units and 80 single-family attached homes recently approved.

Demographics	1 Mile	3 Miles	5 Miles
Population	6,256	38,850	77,183
Households	1,949	12,080	24,561
Average Household Income	\$143,518	\$147,698	\$142,053



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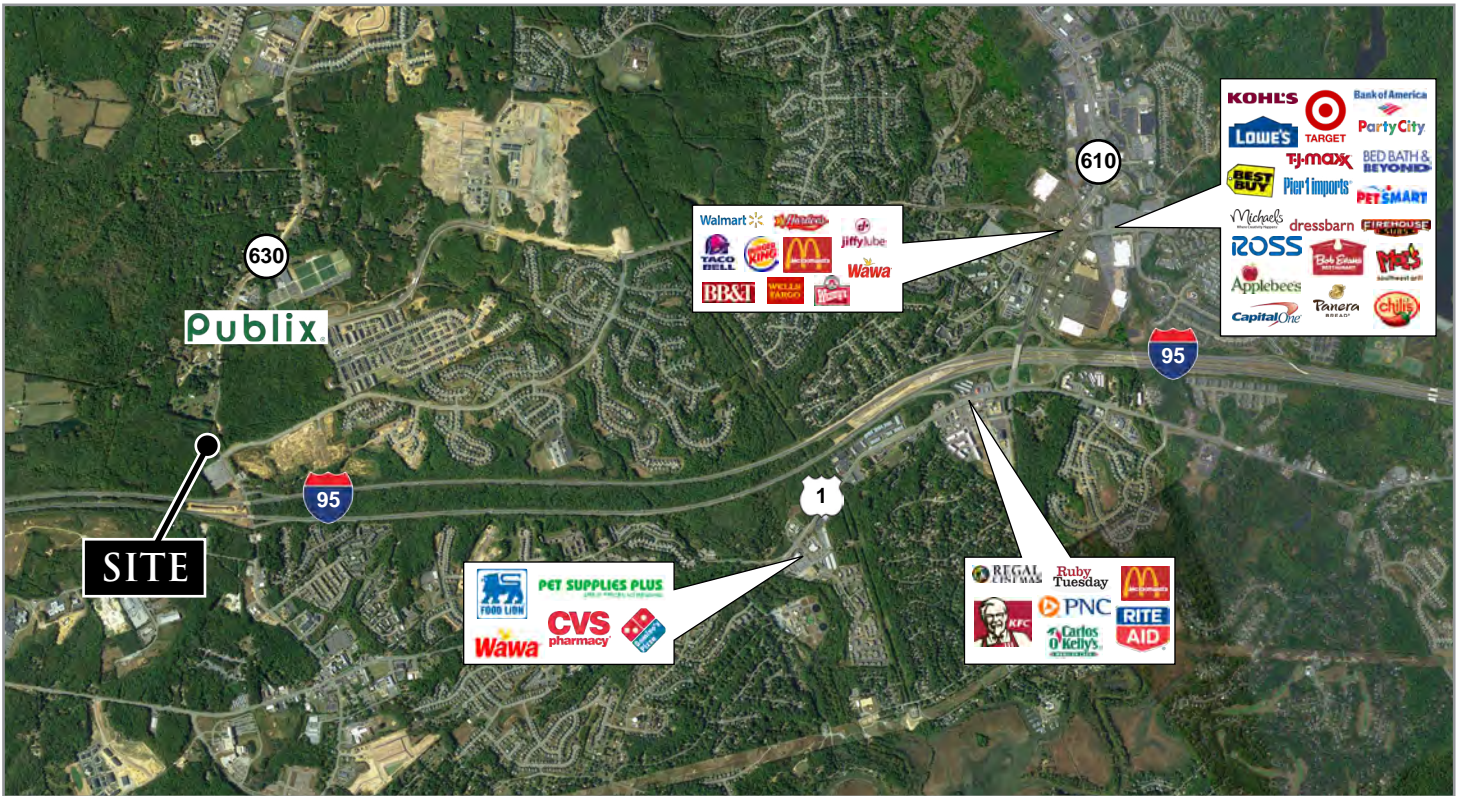
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COURTHOUSE ROAD

Stafford, Virginia

FOR LEASE

SURROUNDING AREA



COURTHOUSE ROAD & I-95 INTERSECTION



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