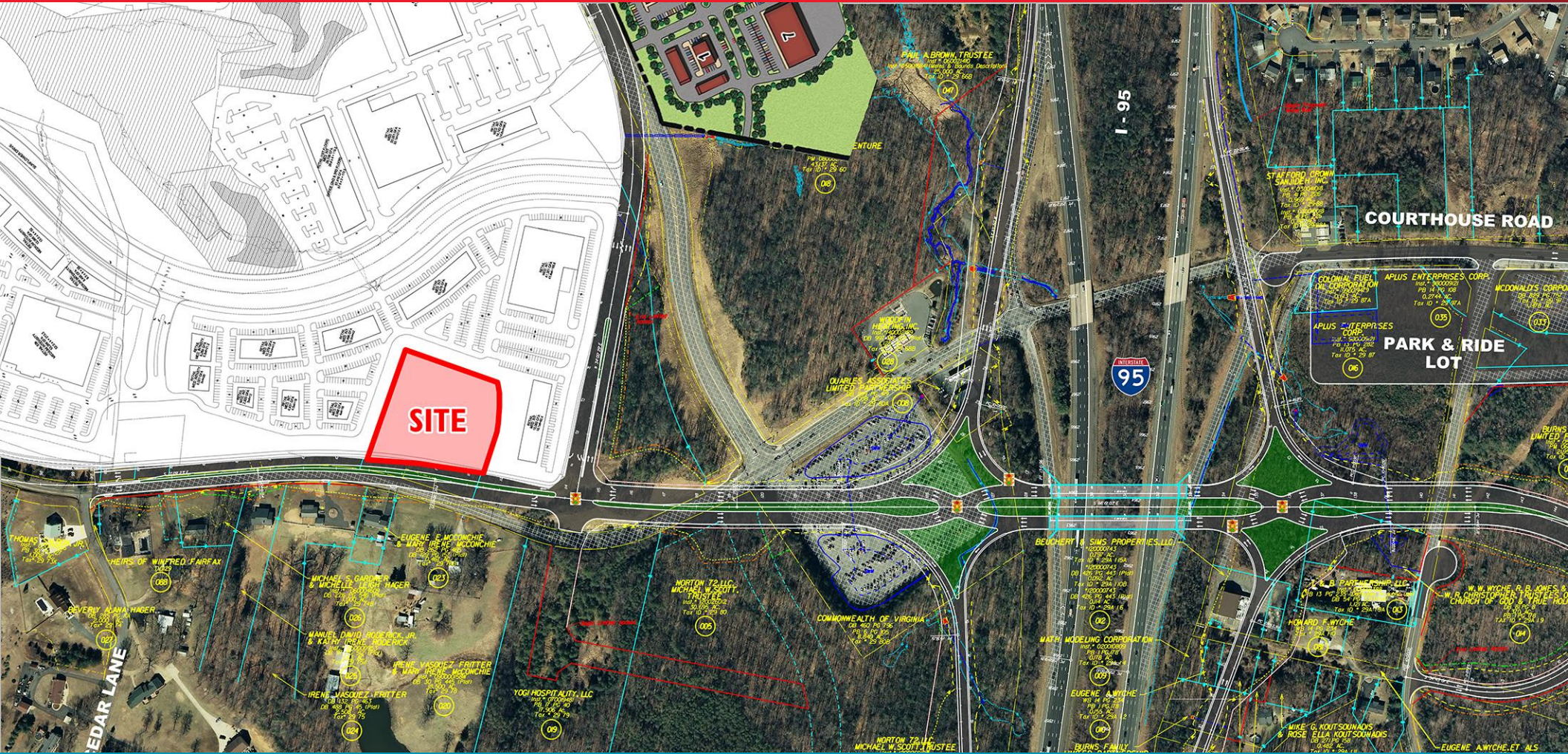


LAND FOR SALE/GROUND LEASE Courthouse Road Parcel

Corner of Route 630 (Courthouse Rd. & Austin Ridge Dr.) | Stafford, Virginia



2.3 Acre Pad Site Available Just Off Interstate 95

For more information, contact:

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LAND FOR SALE/GROUND LEASE
Courthouse Road Parcel

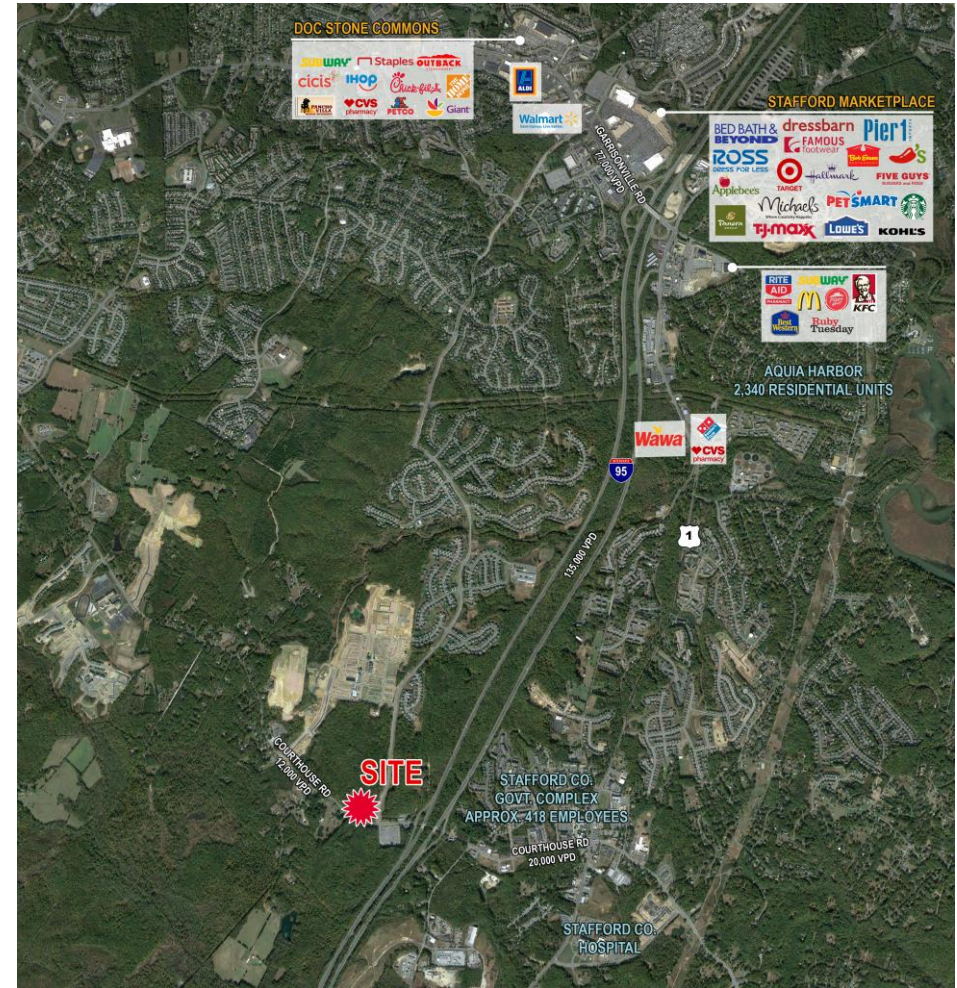
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Property Features

- **2.3 ACRE PAD SITE AVAILABLE JUST OFF I-95**
- Part of brand new VDOT interchange planned for 2018 (Exit 140)
- To be relocated at/near signalized intersection of Courthouse Road & Austin Ridge Drive
- Located in commercial growth corridor (40% growth over last decade)
- Trade population of nearly 126,000 with an average household income of over \$100,000
- Close proximity to Quantico
- Fastest growing County in Virginia with close to 5,000 new residential homes planned; 5th wealthiest county in the Nation
- 135,000 VPD – Interstate 95

Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
Est. Population	6,403	35,964	75,717	180,230
2023 Projected Population	7,461	39,670	82,130	196,285
Avg. Household Income	\$140,157	\$146,714	\$140,920	\$126,953
Households	1,669	10,990	23,925	59,352
Businesses	118	711	1,681	5,404



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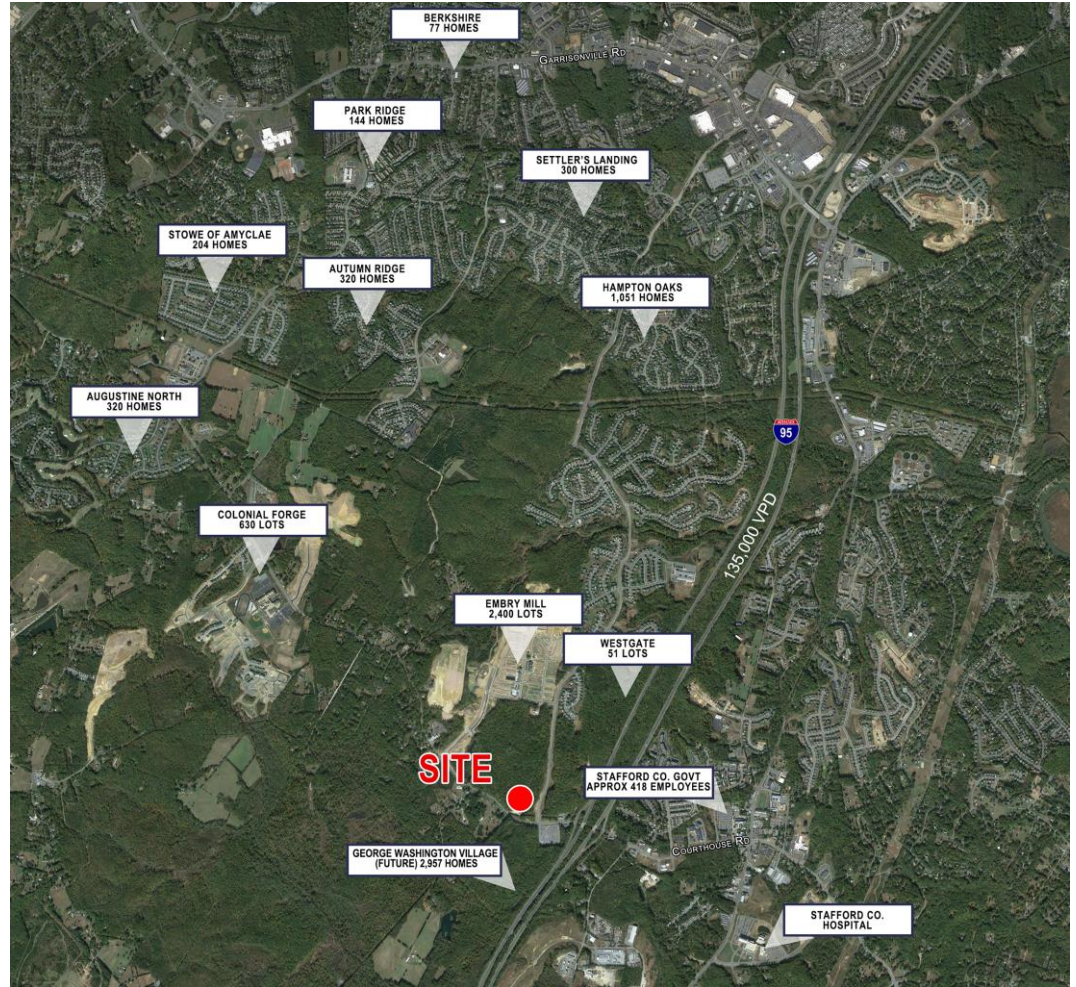
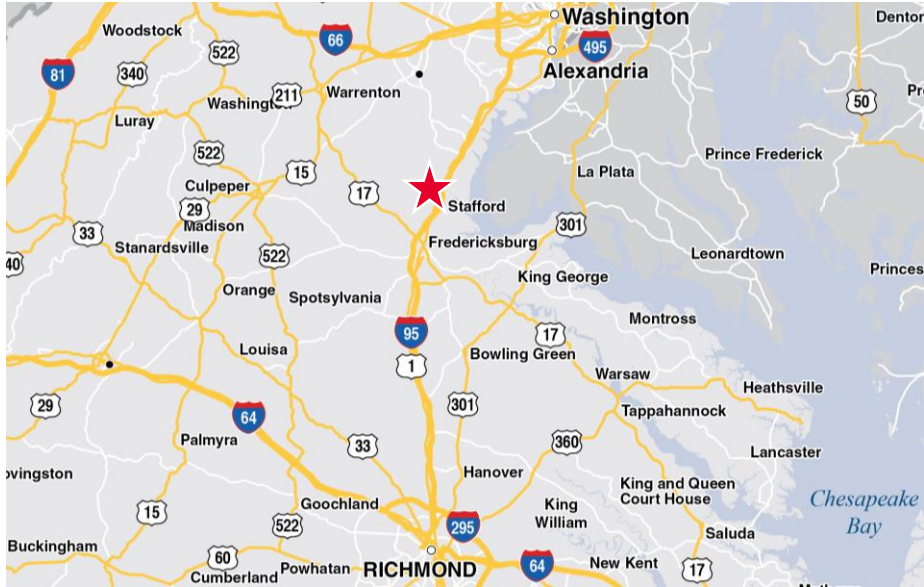
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