

APPROX. 2.1845 ACRES

Courthouse Road & Red Oak Drive, Stafford, VA 22554



LOCATION OVERVIEW

Located near Stafford Hospital with 100 beds, ±1,500 employees and ±260,000 SF medical office; Stafford County Courthouse & Government Office with ±830 employees and ±290,000 SF of office space and two new Park & Ride commuter lots with combined 1,100 parking spaces to be completed in 2020.



PROPERTY HIGHLIGHTS

- Corner parcel at signalized intersection
- Zoned B-2 (Urban Commercial)
- Utilities available
- Traffic Counts:
I-95 136,000 AADT
Courthouse Rd 18,000 AADT
Red Oak Rd 3,100 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,481	31,197	73,041
Households	1,446	9,629	23,094
Average Household Income (\$)	129,517	132,637	126,361

EXCLUSIVE AGENT(S)

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