

GUNSTON CORNER II

LORTON, VA
2,000 SF AVAILABLE

RAPPAPORT







GUNSTON CORNER II

LORTON, VA

- | Surrounded by 3,500 multi-family and single-family homes
- | Across the street from INova Hospital and Health Center
- | Lorton Amtrak Station located 1/2 mile from site with over 238,000 riders per year
- | 129 hotel room at the adjacent Comfort Inn & Suites
- | 157,000 SF of office space within 2 miles of the site

DEMOGRAPHICS 2019

	1 MILE	3 MILES	5 MILES
 POPULATION	16,663	60,561	177,070
 DAYTIME POPULATION	3,864	22,582	46,781
 MEDIAN HOUSEHOLD INCOME	\$127,820	\$144,499	\$136,228
 TRAFFIC COUNTS	11,000 on Silverbrook Road		

CO-TENANTS



GUNSTON CORNER II
LORTON, VA

**SOUTH COUNTY
HIGH SCHOOL**

**LAUREL HILL
GOLF CLUB**

RESIDENTIAL
3,500 UNITS

**LIBERTY CREST
APARTMENTS**

165 UNITS
165,000 SF

RESIDENTIAL
1,000 UNITS

**COMFORT INN AT
GUNSTON CORNER**
129 UNITS

GUNSTON CORNER



GUNSTON WOK

GYRO FACTORY

**ANTONELLI'S
PIZZA & SUBS**



8170 SILVERBROOK ROAD

LORTON AMTRAK STATION

ANNUAL REVENUE: \$75M+
ANNUAL RIDERSHIP: 238K+



LORTON ROAD 8,000 VPD

ROUTE 95 151,000 VPD



GUNSTON PLAZA



**LORTON STATION
MARKETPLACE**



RICHMOND HIGHWAY

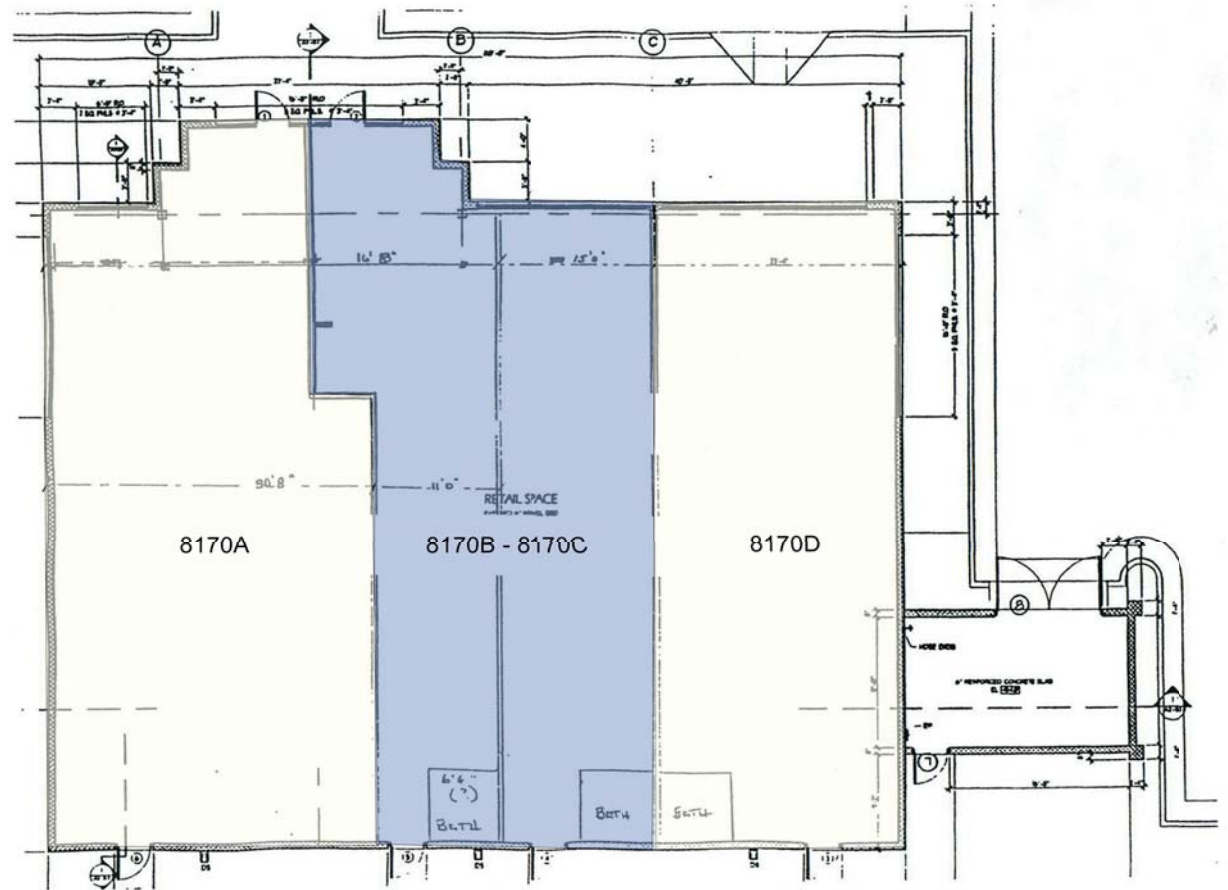
SITE PLAN

GUNSTON CORNER II | LORTON, VA

2,000 SF AVAILABLE

Space	Sq. Ft	Tenant Name
8170A	1,840	The Corner Restaurant
8170B - 8170C	2,000	Available
8170D	1,410	Gentle Dental

SILVERBROOK ROAD 11,000 VPD



LORTON ROAD



RAPPAPORT

GUNSTON CORNER II | 8170 SILVERBROOK RD, LORTON, VA

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