

2860 JEFFERSON DAVIS HIGHWAY

STAFFORD, VA
6,900 SF AVAILABLE





RAPPAPORT



2860 JEFFERSON DAVIS HIGHWAY STAFFORD, VA

- | 6,900 SF 2nd-generation restaurant pad site available adjacent to Towne Center at Aquia
- | Located at a signalized intersection with a large single tenant monument sign available
- | Situated alongside high-traffic Jefferson Davis Hwy and I-95, the space includes ample 90 space parking lot ideal for car-dependent Stafford

DEMOGRAPHICS 2019

	1 MILE	3 MILES	5 MILES
 POPULATION	8,317	57,464	127,098
 DAYTIME POPULATION	2,085	49,497	68,604
 HOUSEHOLD INCOME	\$114,983	\$90,864	\$99,480
 TRAFFIC COUNTS	33,000 on Jefferson Davis Highway		

CO-TENANTS



2860 JEFFERSON DAVIS HIGHWAY
STAFFORD, VA

DOC STONE COMMONS



STAFFORD MARKETPLACE



BRAFFERTON CENTER



NORTH STAFFORD PLAZA



Walmart

Wawa

2860 JEFFERSON DAVIS HIGHWAY



Ruby Tuesday

AQUIA TOWN CENTER

25-acre Town Center
160,000 SF Development with
Future Grocery Store Anchor
Under Development

Best Western

FIFTEEN
AQUIA
HEALTHY LIVING TOWN CENTER



GARRISONVILLE ROAD

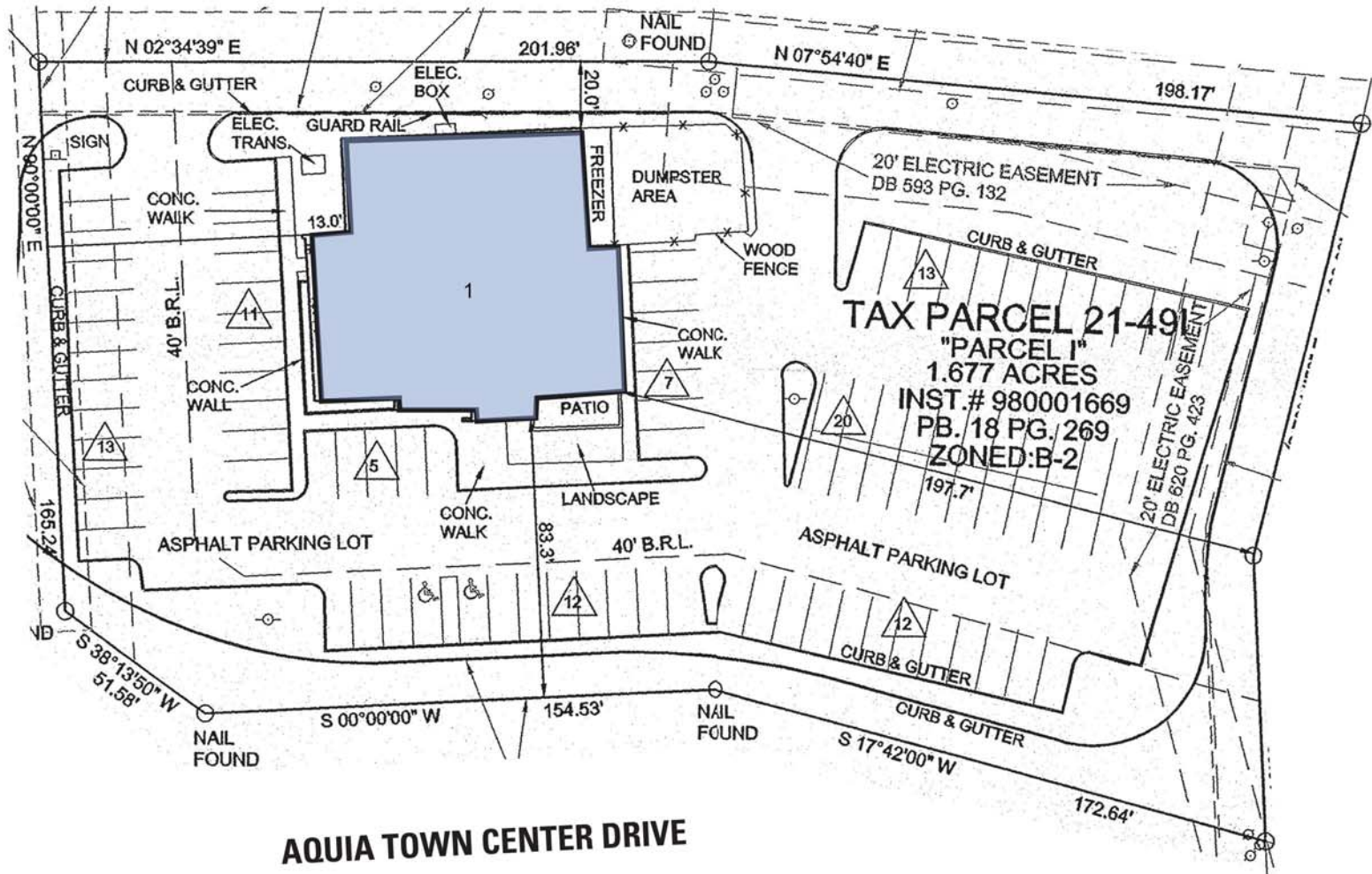
JEFFERSON DAVIS HIGHWAY 33,000 VPD

SITE PLAN

2860 JEFFERSON DAVIS HIGHWAY | STAFFORD, VA

6,900 SF AVAILABLE

JEFFERSON DAVIS HIGHWAY



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2860 JEFFERSON DAVIS HIGHWAY, STAFFORD, VA

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