

GUNSTON CORNER

LORTON, VA
FULLY LEASED

RAPPAPORT
CULTIVATING PLACES







GUNSTON CORNER

LORTON, VA

- | Surrounded by 3,500 multi-family and single-family homes
- | Approximately 0.1 miles from I-95 with over 240,000 vehicles per day
- | High pedestrian traffic with high daytime population
- | Lorton Amtrak Station located 1/2 mile from the center with over 238,000 riders per year
- | 129 hotel rooms at the adjacent Comfort Inn & Suites plus 157,000 SF of office space within 2 miles of the site

DEMOGRAPHICS 2024

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

CO-TENANTS



GUNSTON CORNER
LORTON, VA

SOUTH COUNTY
HIGH SCHOOL

LAUREL HILL
GOLF CLUB

SILVERBROOK ROAD 11,000 VPD

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

LORTON AMTRAK STATION

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



LORTON ROAD 8,000 VPD

RICHMOND HIGHWAY



ROUTE 95 151,000 VPD

GUNSTON PLAZA



**LORTON STATION
MARKETPLACE**

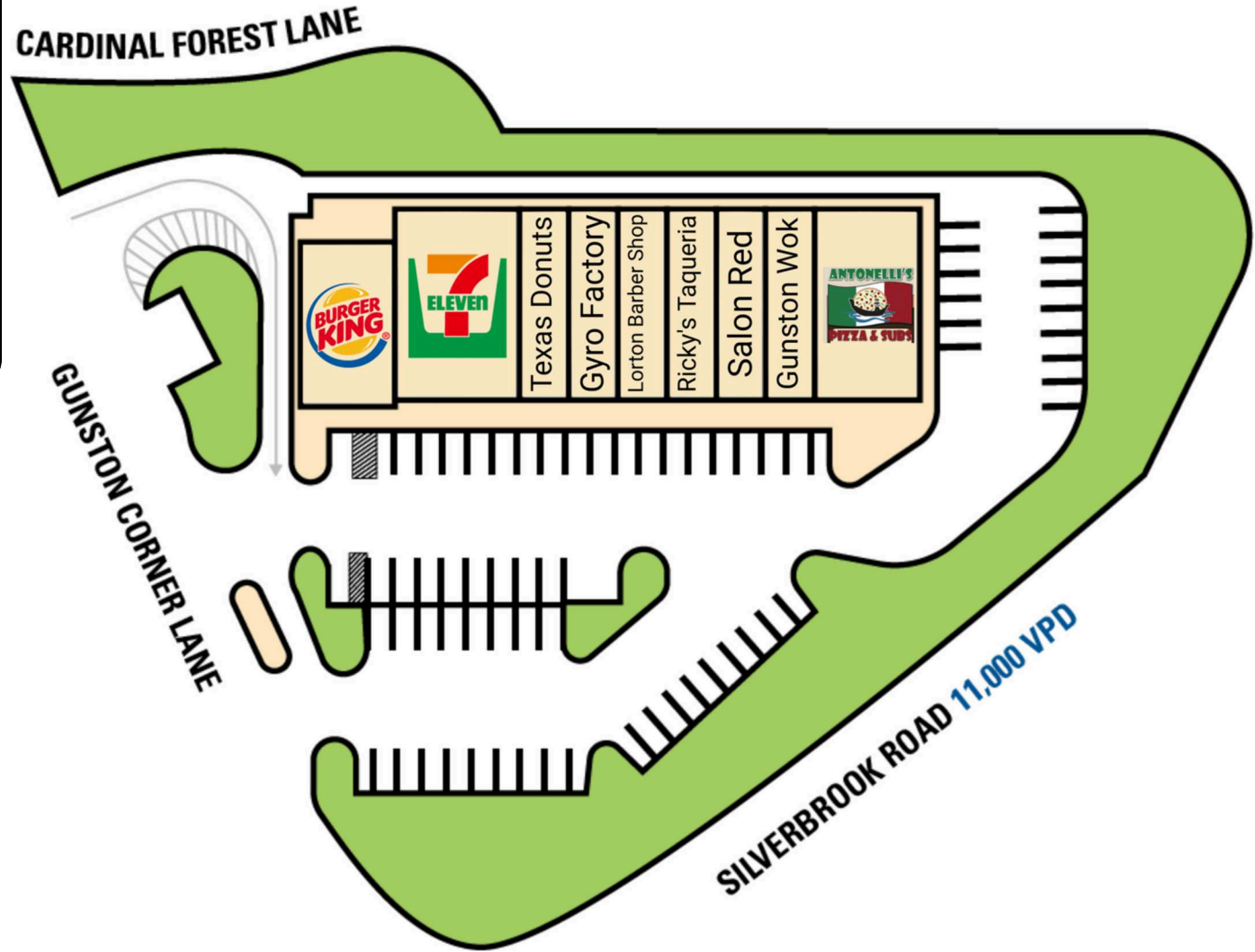


SITEPLAN

GUNSTON CORNER | LORTON, VA

FULLY LEASED

Space	Sq. Ft	Tenant Name
1	1,610	Burger King
2	2,400	7 ELEVEN
3	900	Texas Donuts
4	900	Gyro Factory
5	700	Lorton Barber Shop
6	1,100	Ricky's Taqueria
7	900	Salon Red
8	900	Gunston Wok
9	2,160	Antonelli's Pizza & Subs





GUNSTON CORNER | 8220 GUNSTON CORNER LN, LORTON, VA

Chris Pamboukian | cpamboukian@rappaportco.com | 571.382.1217

rappaportco.com