

GUNSTON CORNER II

LORTON, VA

900 SF AVAILABLE





RAPPAPORT
CULTIVATING PLACES



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 2025

	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		

AREA RETAILERS



GUNSTON CORNER II 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



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

900 SF AVAILABLE

Space	Sq. Ft	Tenant Name
8170	3	Naty's Bar & Grill
8170C900		Available
8170D1,410		Cold Stone Creamery

SILVERBROOK ROAD 11,000 VPD



LORTON ROAD



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