GUNSTON CORNER II

LORTON, VA

1,410 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 2024

	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

8170 SILVERBROOK ROAD

SOUTH COUNTY HIGH SCHOOL

LAUREL HILL GOLF CLUB

SILVERBROOK ROAD 11,000 VPD

ROUTE 95 151,000 VPD

INTERSTATE 95

RESIDENTIAL 3,500 UNITS

RESIDENTIAL 1,000 UNITS

LORTON AMTRAK STATION
ANNUAL REVENUE: $75M+
ANNUAL RIDERSHIP: 238K+

GUNSTON PLAZA
IHOP
FOOD LION
Domino's
DOLLAR TREE
GOLD'S GYM
PAPA JOHNS

LIBERTY CREST APARTMENTS
165 UNITS
165,000 SF

COMFORT INN AT GUNSTON CORNER
129 UNITS

LORTON ROAD 8,000 VPD

LORTON STATION MARKETPLACE
SHOPPERS Food & Pharmacy
DUNKIN' DONUTS
CHIPOTLE MEXICAN GRILL
Glory Days GRILL
petvalu your pet · your store

GUNSTON CORNER
BURGER KING
GUNSTON WOK
GYRO FACTORY
ANTONELLI'S PIZZA & SUBS

RICHMOND HIGHWAY

SITE PLAN

GUNSTON CORNER II | LORTON, VA

1,410 SF AVAILABLE

Space	Sq. Ft	Tenant Name
8170	3	Naty's Bar & Grill
8170C	900	Med Spa
8170D	1,410	Available

SILVERBROOK ROAD 11,000 VPD

LORTON ROAD

N

RAPPAPORT
CULTIVATING PLACES

GUNSTON CORNER II | 8170 SILVERBROOK RD, LORTON, VA

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