## **GUNSTON CORNER II** LORTON, VA 1,410 SF AVAILABLE

**MED SPA** 



XLG-1955

## 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





		1 MILE	3 MILES	5 MILES
<b>İ</b> †	POPULATION	16,663	60,561	177,070
ÿ	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**



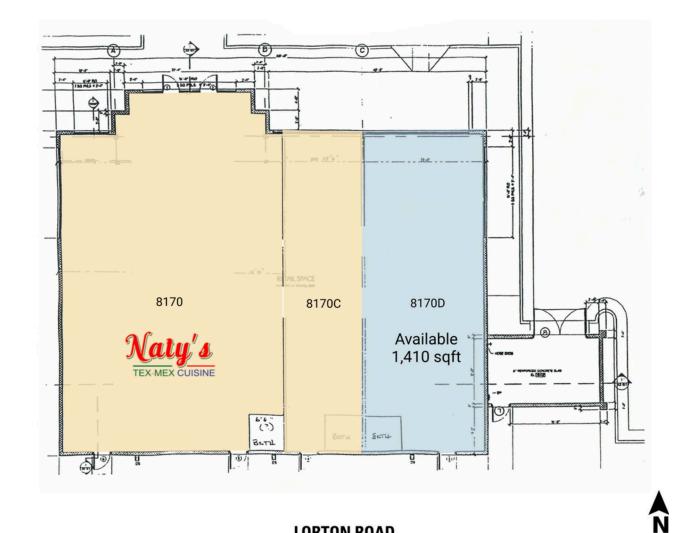




## **SITE PLAN GUNSTON CORNER II | LORTON, VA** 1,410 SF AVAILABLE

Space Sq.	Ft Tena	nt Name
8170 3	Nat	ty's Bar & Grill
8170C 90	0 Me	d Spa
8170D 1,4	410 Ava	ailable

SILVERBROOK ROAD 11,000 VPD



LORTON ROAD



GUNSTON CORNER II | 8170 SILVERBROOK RD, LORTON, VA Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524

rappaportco.com