

# 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 2026

	1 MILE	3 MILES	5 MILES
 POPULATION	17,512	62,386	182,604
 DAYTIME POPULATION	3,723	21,721	47,076
 HOUSEHOLD INCOME	\$163,354	\$169,659	\$166,089
 TRAFFIC COUNTS	11,000 on Silverbrook Road		

## AREA RETAILERS



## GUNSTON CORNER II LORTON, VA

SOUTH COUNTY  
HIGH SCHOOL

LAUREL HILL  
GOLF CLUB

### LIBERTY CREST APARTMENTS

165 UNITS  
165,000 SF

SILVERBROOK ROAD  
11,000 VPD

RESIDENTIAL  
3,500 UNITS



RESIDENTIAL  
1,000 UNITS

### GUNSTON CORNER



GUNSTON WOK  
GYRO FACTORY

ANTONELLI'S  
PIZZA & SUBS



8170 SILVERBROOK ROAD

### LORTON AMTRAK STATION

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

### GUNSTON PLAZA



ROUTE 95 151,000 VPD

LORTON ROAD 8,000 VPD

RICHMOND HIGHWAY

### LORTON STATION MARKETPLACE



# SITE PLAN

GUNSTON CORNER II | LORTON, VA

900 SF AVAILABLE

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

SILVERBROOK ROAD 11,000 VPD



LORTON ROAD





**GUNSTON CORNER II | 8170 SILVERBROOK RD, LORTON, VA**  
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