

# 2840 RICHMOND HIGHWAY

STAFFORD, VA

31,000 SF PAD BUILDING WITH DRIVE-THRU AVAILABLE



RAPPAPORT  
CULTIVATING PLACES

FUTURE DEVELOPMENT

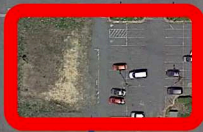


AQUIA 15  
256 Apartments



I-95 145,000 VPD

RICHMOND HIGHWAY 31,975 VPD



2840 RICHMOND HIGHWAY







## 2840 RICHMOND HIGHWAY

### STAFFORD, VA

- | 2,500 SF pad site with drive thru available with Ground Lease or Build-to-suit building
- | Strategically located on Jefferson Davis Highway at I-95 & Route 610 (exit 143) offering over 70,000 vehicles per day
- | Site located adjacent to newly built 256-unit apartment complex and within close proximity to several hotels
- | In close proximity to retailers like Starbucks, Walmart, Target, and more
- | Pad building is 31,000 SF and can accommodate 7,000 SF footprint
- | Zoning is PTND SD-C

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	9,211	63,701	88,909
 DAYTIME POPULATION	6,885	45,482	68,452
 HOUSEHOLD INCOME	\$123,490	\$130,946	\$138,935
 TRAFFIC COUNTS	31,975 on Richmond Highway		

### CO-TENANTS





2840 RICHMOND HIGHWAY  
STAFFORD, VA



GARRISONVILLE ROAD 46,000 VPD



I-95 145,000 VPD

RICHMOND HIGHWAY 31,975 VPD

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HAMPTON OAKS  
ELEMENTARY SCHOOL



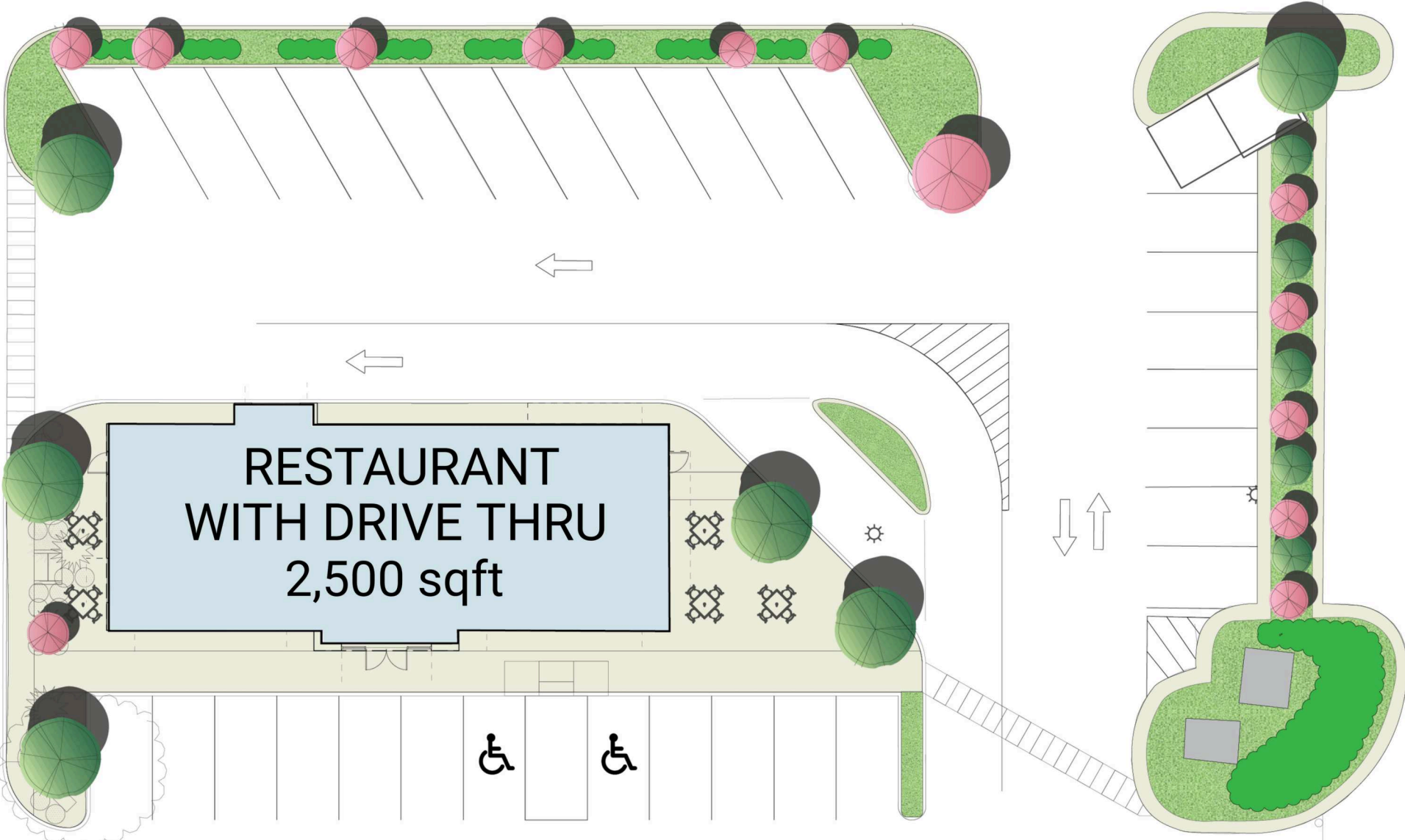
AQUIA HARBOR  
3,000 Residential Units



# SITE PLAN

2840 RICHMOND HIGHWAY | STAFFORD, VA

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# RENDERING

2840 RICHMOND HIGHWAY | STAFFORD, VA

31,000 SF PAD BUILDING WITH DRIVE-THRU AVAILABLE





**2840 RICHMOND HIGHWAY | 2840 RICHMOND HIGHWAY, STAFFORD, VA**

**Greg Hull | [ghull@rappaportco.com](mailto:ghull@rappaportco.com) | 571.382.1221**

**[rappaportco.com](http://rappaportco.com)**