



INTERSTATE
95

I-95 172,000 VPD

RICHMOND HIGHWAY 25,000 VPD

FUTURE DEVELOPMENT



AQUIA 15
256 Apartments



2840 Richmond Hwy

2840 Richmond Highway
Stafford, VA

Pad Site Available

RAPPAPORT
CULTIVATING PLACES[®]

Stafford

Virginia

- 2,500 SF pad building with drive thru available with Ground Lease or Build-to-suit building
- Strategically located on Richmond Highway at I-95 & Route 610 (exit 143) offering over 68,000 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 site is 31,000 SF and can accommodate 7,000 SF footprint
- Zoning is PTND SD-C



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	9,617	63,463	88,823
Daytime Population	3,709	13,908	43,400
Household Income	\$131,158	\$149,356	\$157,479

Traffic Counts 25,000 on Richmond Highway

Area Retailers





Walmart+

Stafford Marketplace
five BELOW SHOPPERS
TARGET KOHL'S
Michaels TJ-MAXX
BEST BUY **verizon**

The Town Center at Aquia
EXXON SUBWAY

2840 Richmond Hwy

**HAMPTON OAKS
ELEMENTARY
SCHOOL**

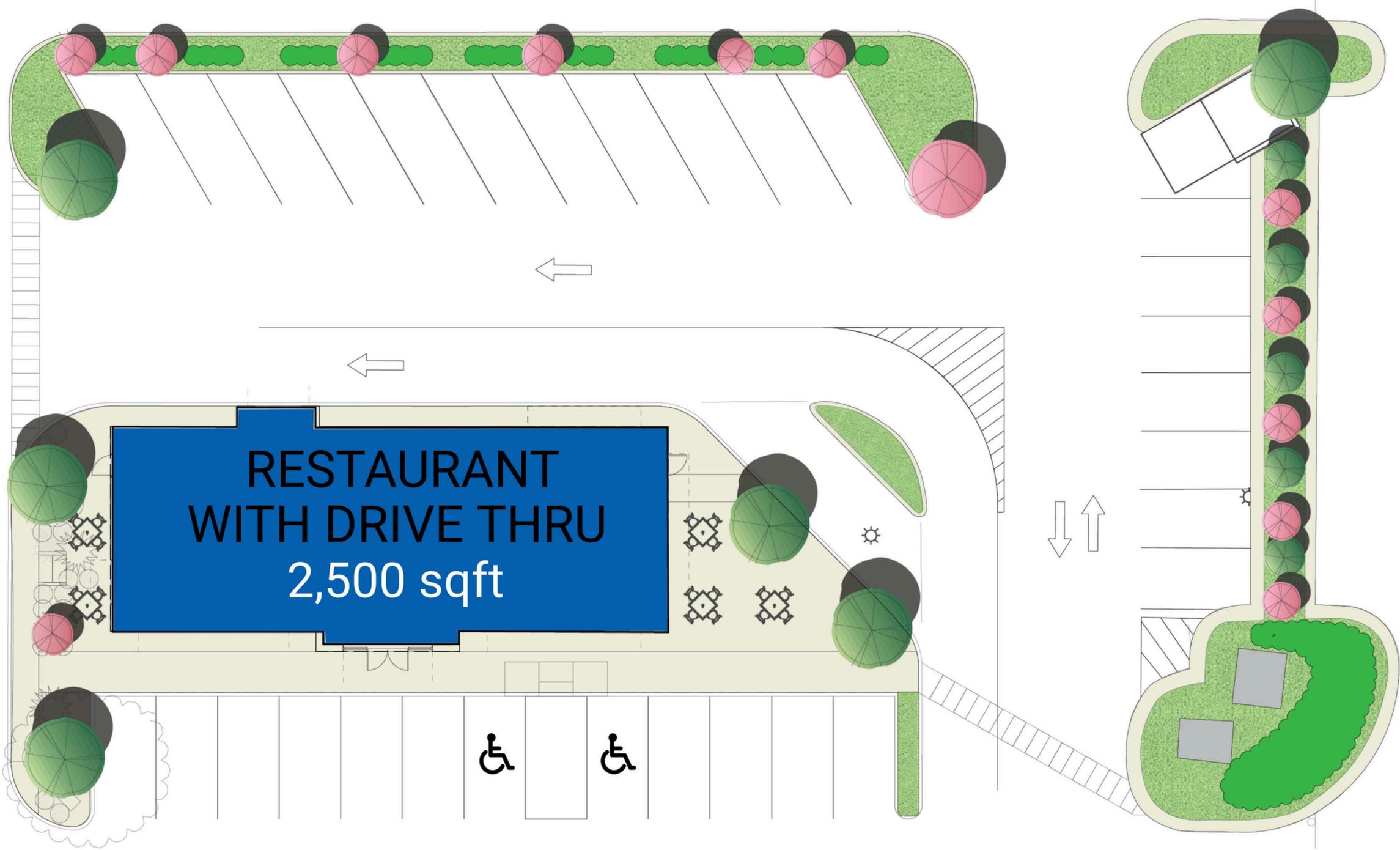
ABC
PIZZA
PAPA JOHN'S

AQUIA HARBOR
3,000 Residential Units

Site Plan

Pad Site Available

Space #	Sq. Ft.	Tenant
1	2,500	Available



● Space Available

Rendering

Pad Site Available



● Space Availa

2840 Richmond Highway

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2840 RICHMOND HIGHWAY | 2840 RICHMOND HIGHWAY, STAFFORD, VA

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