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

2840 Richmond Highway

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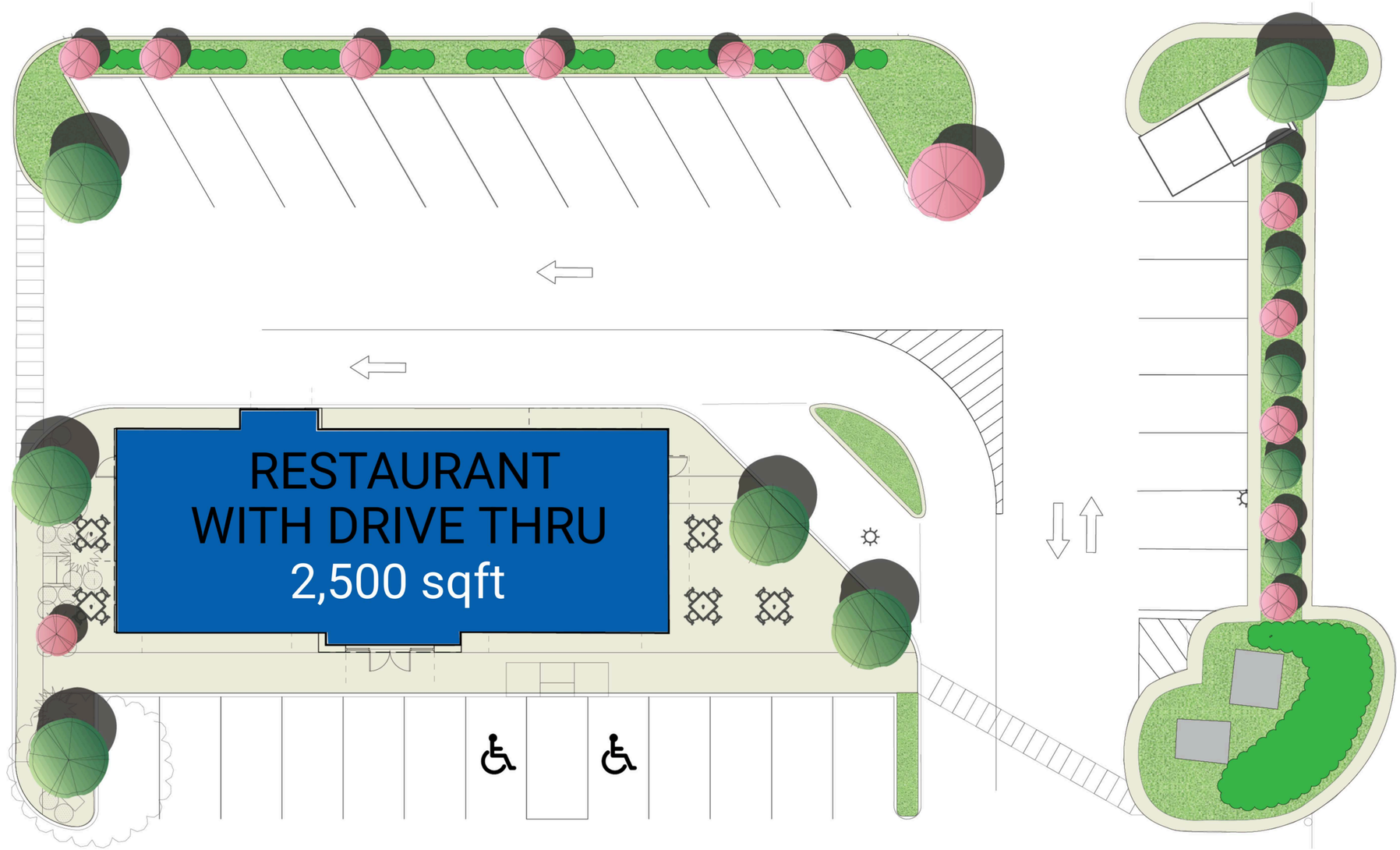
Site Plan

Pad Site Available

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



Space Available

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Rendering

Pad Site Available

FRONT / SIDE VIEW

DRIVE-THRU VIEW

Space Availa

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