



Gunston Corner
Lorton, VA

Fully Leased

RAPPAPORT
CULTIVATING PLACES[®]

Lorton

Virginia

- Surrounded by 3,500 multi-family and single-family homes
- Approximately 0.1 miles from I-95 with over 240,000 vehicles per day
- High pedestrian traffic with high daytime population
- Lorton Amtrak Station located 1/2 mile from the center with over 273,000 riders per year
- 129 hotel rooms at the adjacent Comfort Inn & Suites plus 157,000 SF of office space within 2 miles of the site



2026 Demographics

	1 mi.	3 mi.	5 mi.
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





SOUTH COUNTY
HIGH SCHOOL

LAUREL HILL
GOLF CLUB

SILVERBROOK ROAD 11,000 VPD

RESIDENTIAL
3,500 UNITS



ROUTE 95 151,000 VPD

**Liberty Cresst
Apartments**
165 UNITS
165,000 SF

Gunston Corner

Lorton Amtrak Station
ANNUAL REVENUE: \$75M+
ANNUAL RIDERSHIP: 238K+

Gunston Plaza



**Comfort Inn at
Gunston Corner**
129 UNITS

RESIDENTIAL
1,000 UNITS

LORTON ROAD 8,000 VPD

Lorton Station Marketplace

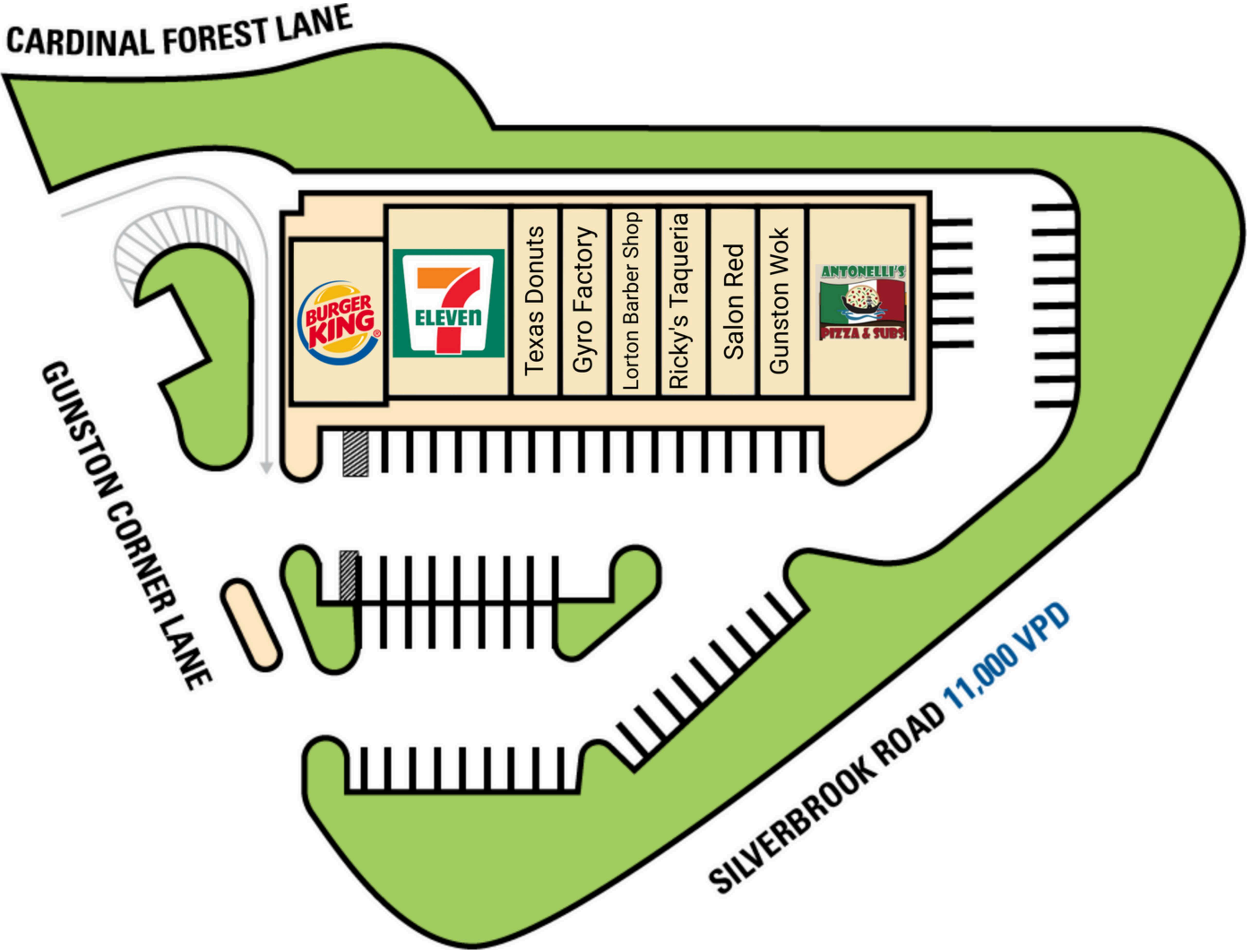


RICHMOND HIGHWAY

SitePlan

Space #	Sq. Ft.	Tenant
1	1,610	Burger King
2	2,400	7-Eleven
3	900	Texas Donuts
4	900	Gyro Factory
5	700	Lorton Barber Shop
6	1,100	Ricky's Taqueria
7	900	Salon Red
8	900	Gunston Wok
9	2,160	Antonelli's Pizza & Subs

● Space Available



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