



**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.
<b>Population</b>	17,512	62,386	182,604
<b>Daytime Population</b>	3,723	21,721	47,076
<b>Household Income</b>	\$163,354	\$169,659	\$166,089
<b>Traffic Counts</b>	11,000 on Silverbrook Road		

## Area Retailers





# Gunston Corner

**RAPPAPORT**  
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SOUTH COUNTY  
HIGH SCHOOL

LAUREL HILL  
GOLF CLUB

RESIDENTIAL  
3,500 UNITS

SILVERBROOK ROAD  
11,000 VPD

Liberty Cresst  
Apartments  
165 UNITS  
165,000 SF

**Gunston Corner**

Comfort Inn at  
Gunston Corner  
129 UNITS

RESIDENTIAL  
1,000 UNITS

INTERSTATE  
95  
ROUTE 95 151,000 VPD

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

LORTON ROAD 8,000 VPD

**Lorton Station Marketplace**  
ABC Jersey Mike's Subs amazonfresh  
Glory Days Grill CHIPOTLE MEXICAN GRILL DUNKIN' DONUTS

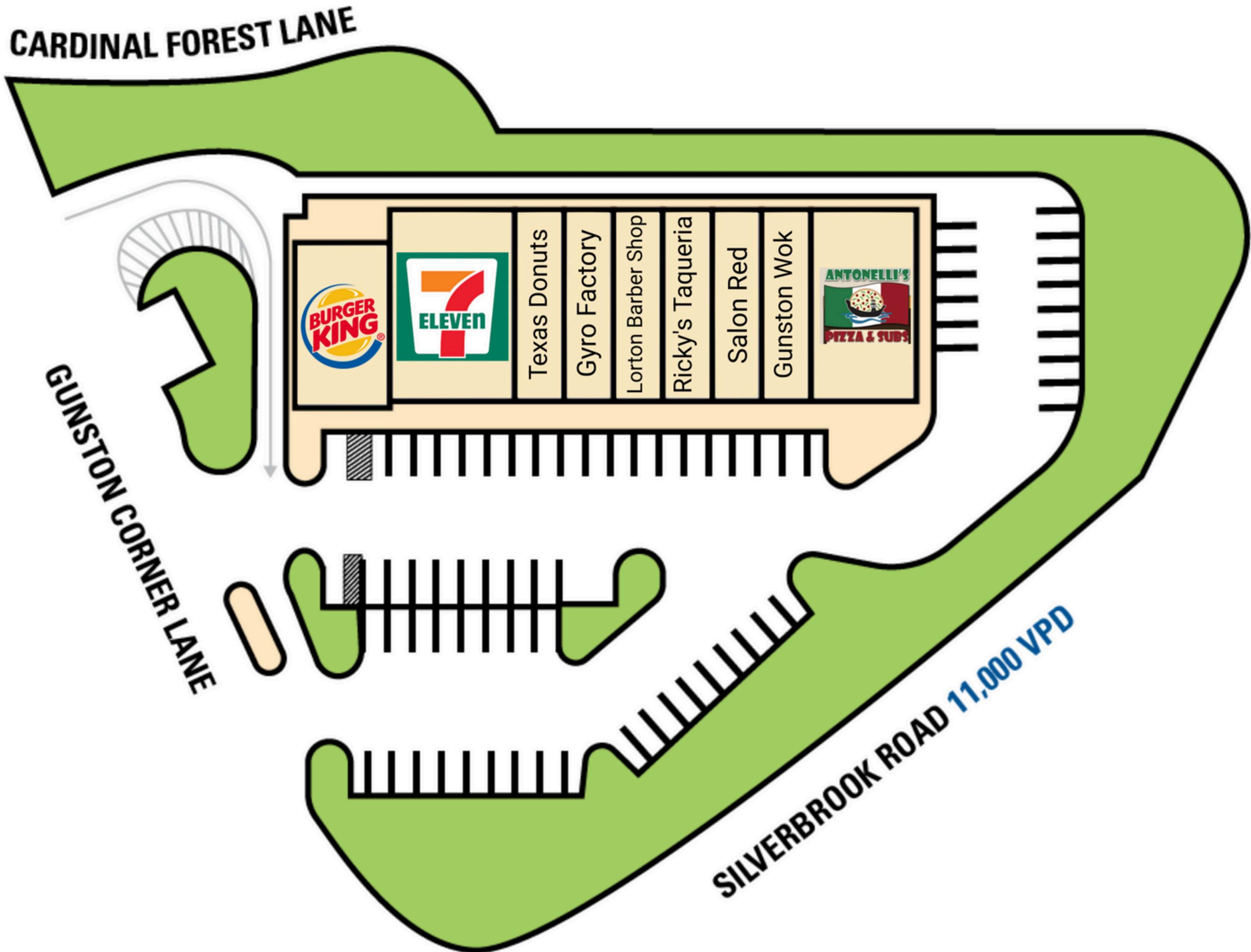
RICHMOND HIGHWAY

Gunston Plaza



# Site Plan

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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**GUNSTON CORNER | 8220 GUNSTON CORNER LN, LORTON, VA**  
Chris Pamboukian | [cpamboukian@rappaportco.com](mailto:cpamboukian@rappaportco.com) | 571.437.4524