



# Gunston Corner II

Lorton, VA

900 SF available

**RAPPAPORT**  
CULTIVATING PLACES®

# Lorton

Virginia

- Surrounded by 3,500 multi-family and single-family homes
- Across the street from Inova Hospital and Health Center
- Lorton Amtrak Station located 1/2 mile from site with over 273,000 riders per year
- 129 hotel room at the adjacent Comfort Inn & Suites
- 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 II

**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 II



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

RICHMOND HIGHWAY  
Lorton Station Marketplace  
ABC  
Jersey Mike's SUBS  
amazonfresh  
Glory Days GRILL  
CHIPOTLE MEXICAN GRILL  
DUNKIN' DONUTS

Gunston Plaza



# Site Plan

900 SF available

Space #	Sq. Ft.	Tenant
8170	3	Naty's Bar & Grill
8170C	900	Available
8170D	1,410	Cold Stone Creamery

SILVERBROOK ROAD 11,000 VPD



● Space Available

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