

RESTAURANT AVAILABLE



Gunston Corner II
Lorton, VA

2,740 SF Fully Built-Out Restaurant Available



Lorton

Virginia

- 2,740 SF fully built-out restaurant available alongside national retailers
- 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.
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 II

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

Gunston Plaza

Comfort Inn at Gunston Corner
129 UNITS

Gunston Corner

RESIDENTIAL 1,000 UNITS

LORTON ROAD 8,000 VPD

Lorton Station Marketplace

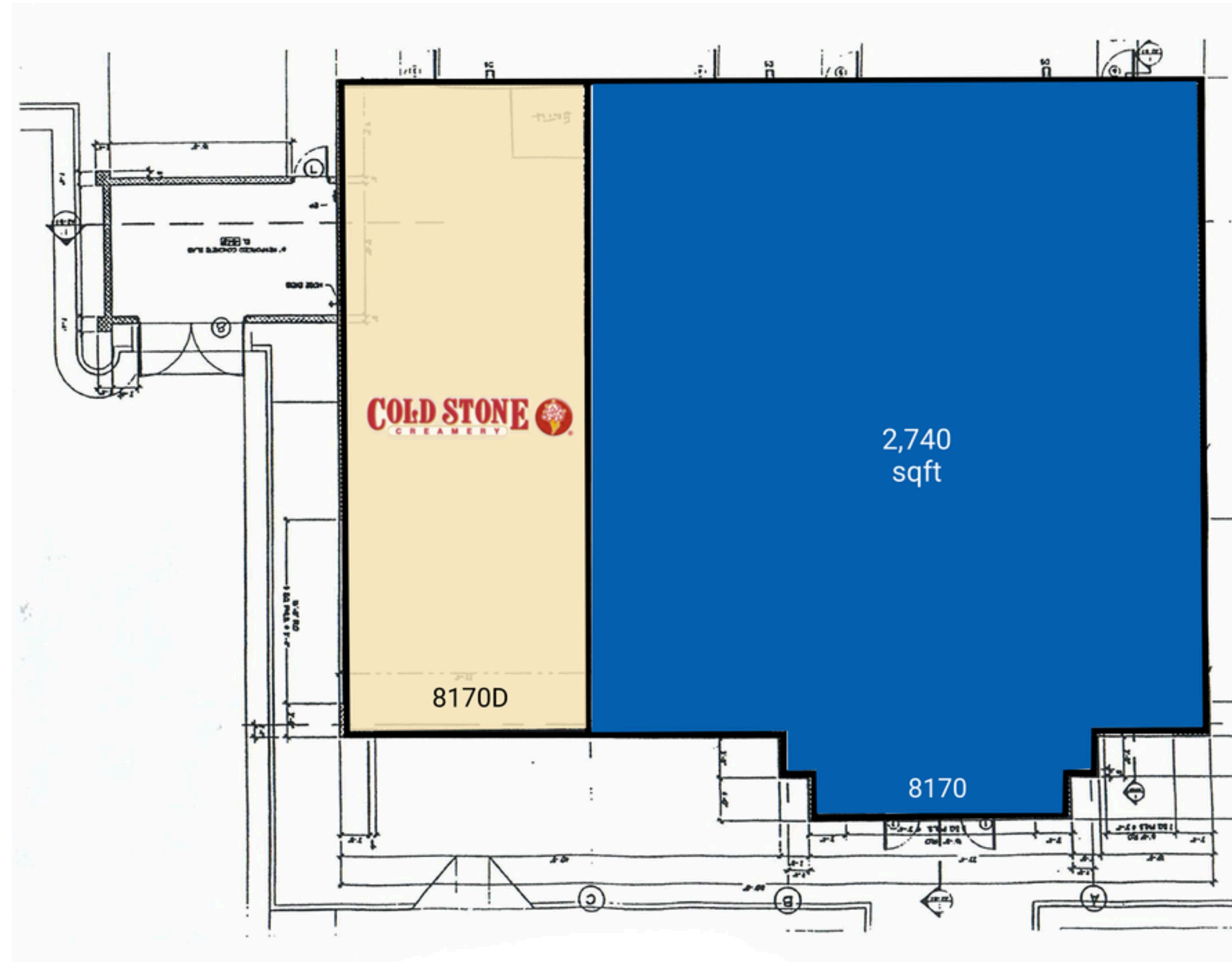
RICHMOND HIGHWAY

LORTON ROAD

Site Plan

2,740 SF Fully Built-Out Restaurant Available

Space #	Sq. Ft.	Tenant
8170	2,740	Available
8170D	1,410	Cold Stone Creamery



SILVERBROOK ROAD 11,000 VPD

● Space Available

Discover your next retail opportunity at
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WASHINGTON, D.C. | MARYLAND | VIRGINIA

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