



# Gunston Corner II

Lorton, VA

Fully Leased

**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

**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**

LORTON ROAD 8,000 VPD

RESIDENTIAL 1,000 UNITS

**Lorton Station Marketplace**

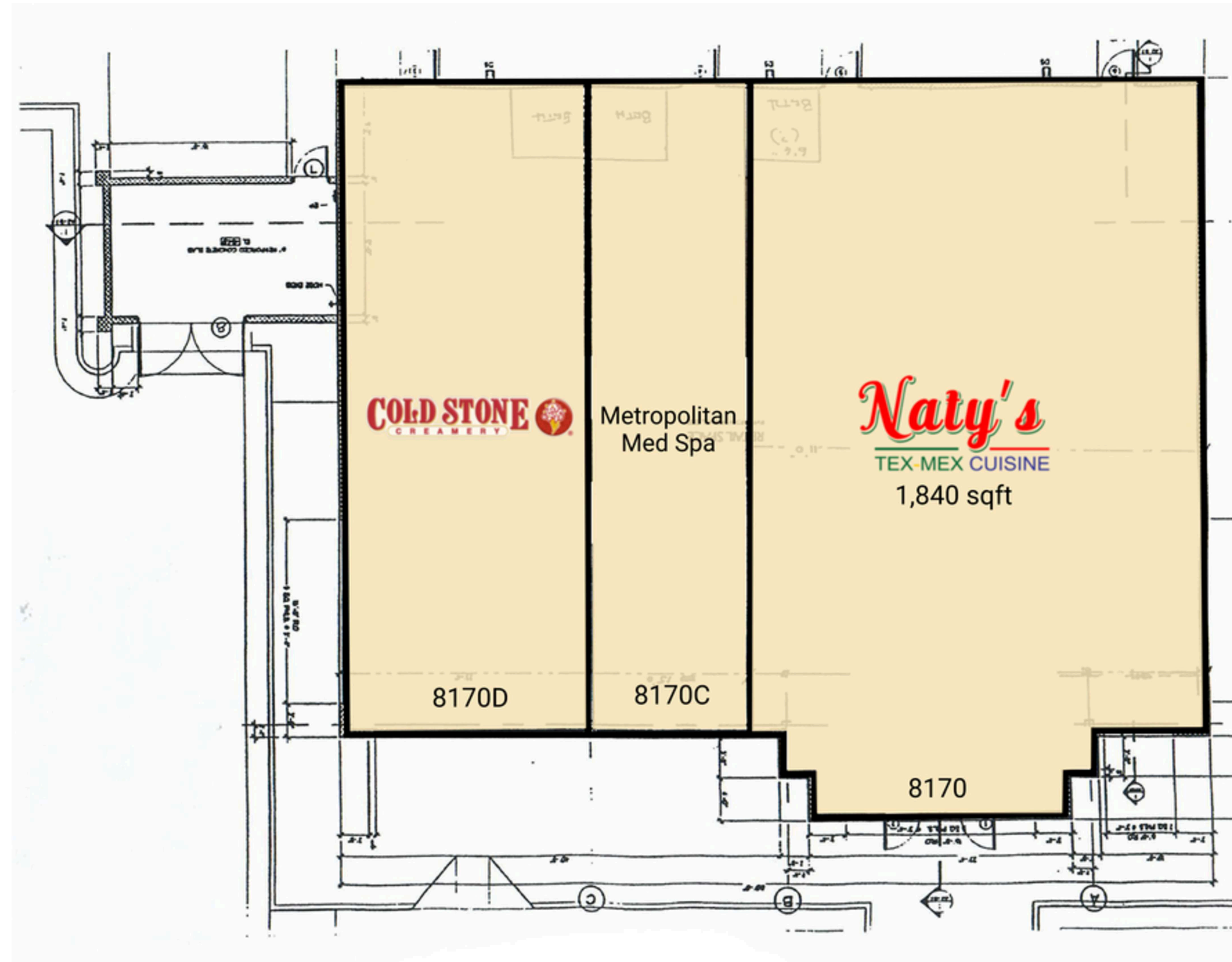
RICHMOND HIGHWAY

LORTON ROAD

# Site Plan

Fully Leased

Space #	Sq. Ft.	Tenant
8170	1,840	Naty's Bar & Grill
8170C	900	Metropolitan Med Spa
8170D	1,410	Cold Stone Creamery



SILVERBROOK ROAD 11,000 VPD

● Space Available



**Discover your next retail opportunity at**  
**rappaportco.com**



**WASHINGTON, D.C. | MARYLAND | VIRGINIA**

**GUNSTON CORNER II | 8170 SILVERBROOK RD, LORTON, VA**

**Chris Pamboukian | [cpamboukian@rappaportco.com](mailto:cpamboukian@rappaportco.com) | 571.437.4524**