



Gunston Corner II

Lorton, VA

Fully Leased



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.
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



Gunston Corner



**Comfort Inn at
Gunston Corner**
129 UNITS

LORTON ROAD 8,000 VPD

Lorton Station Marketplace



RICHMOND HIGHWAY

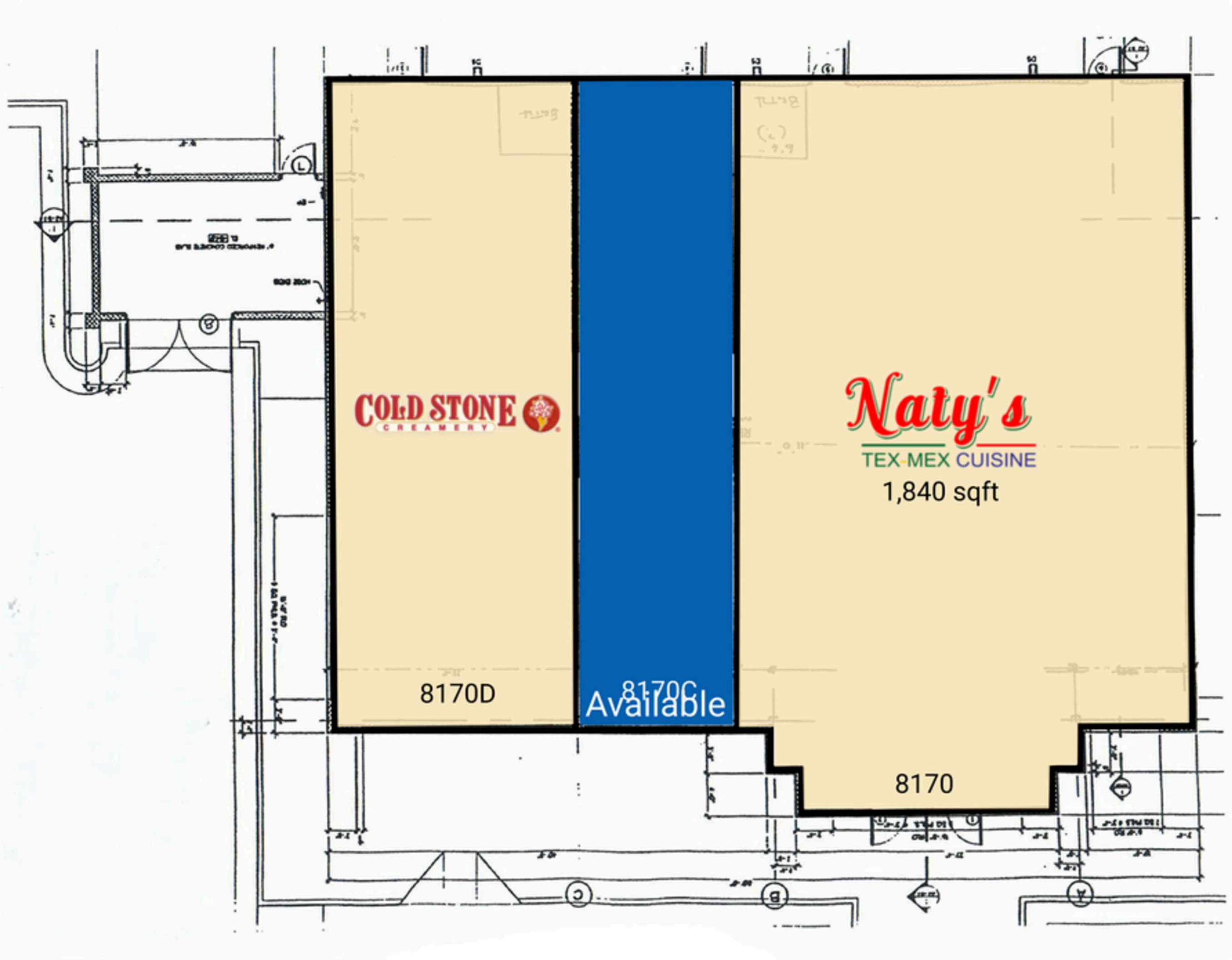
RESIDENTIAL
1,000 UNITS

Site Plan

Fully Leased

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

● Space Available



LORTON ROAD

SILVERBROOK ROAD 11,000 VPD



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