



**Sherando Green**

**FirstBank**  
of the Commonwealth

*Walgreens*

**MILLER'S**  
ACE Hardware

**672 Fairfax Pike**

Fairfax Downs Residential  
93 Single-Family Lots

Sherando  
High School  
1,666 students

**672 Fairfax Pike**  
Stephens City, VA

1 Acre Available For Sale or Lease

**RAPPAPORT**  
CULTIVATING PLACES<sup>®</sup>

# Stephens City

Virginia

- For Sale or Ground Lease: 1-Acre Pad Site Available. Property to be rezoned to B-2 commercial
- Situated at a signalized corner approximately 1 mile east of I-81
- Adjacent to Sherando Green shopping center, anchored by a brand new Publix opening in 2027
- Ideal for all high-traffic commercial uses



## 2026 Demographics

	1 mi.	3 mi.	5 mi.
<b>Population</b>	7,697	25,566	39,910
<b>Daytime Population</b>	963	3,544	16,404
<b>Household Income</b>	\$164,101	\$115,461	\$114,170

**Traffic Counts** 12,000 on Fairfax Pike

## Area Retailers





Sherando Green

WARRIOR DRIVE 7,000 VPD



FRONT ROYAL PIKE



672 Fairfax Pike



Fairfax Downs Residential

Sherando High School

FAIRFAX PIKE 12,000 VPD



DOUBLE CHURCH ROAD

672 Fairfax Pike

# Site Plan

43,560 SF available



WARRIOR DRIVE 7,000 VPD



Sherando Green

Available 1.00 acres

672 Fairfax Pike

FAIRFAX PIKE 12,000 VPD

Fairfax Downs Residential  
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**672 FAIRFAX PIKE, STEPHENS CITY, VA**

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