672 Fairfax Pike

Stephens City, VA

1 Acre Available For Sale or Lease

RAPPAPORT
CULTIVATING PLACES®

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.
Population	7,697	25,566	39,910
Daytime Population	963	3,544	16,404
Household Income	$164,101	$115,461	$114,170
Traffic Counts	12,000 on Fairfax Pike		

Area Retailers

Walgreens
DOLLAR TREE
Publix
TRUIST
AutoZone
MARTIN'S Quality. Selection. Savings. Every Day.

672 Fairfax Pike

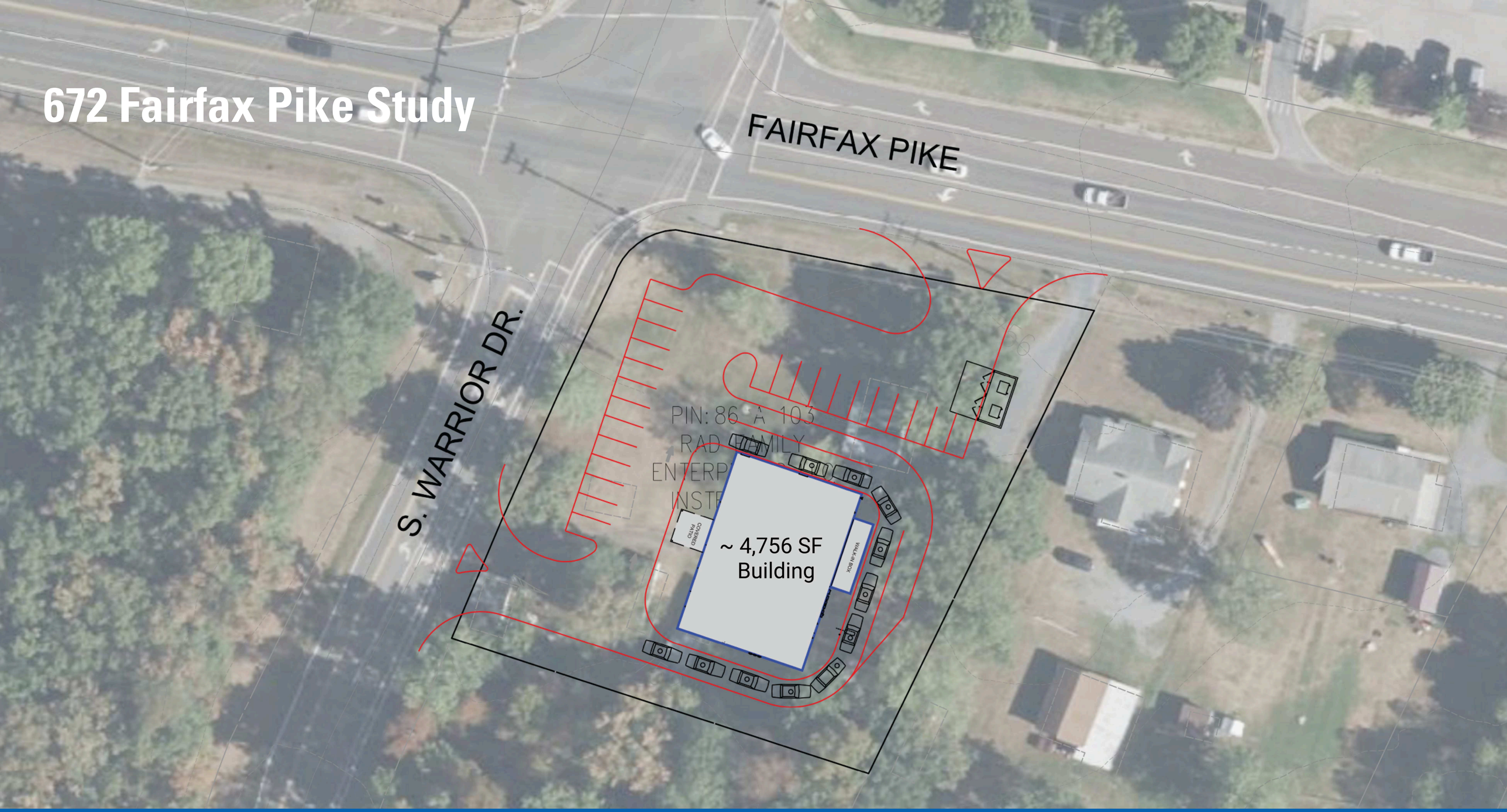
RAPPAPORT
CULTIVATING PLACES®

Site Plan

43,560 SF available

RAPPAPORT
CULTIVATING PLACES®

672 Fairfax Pike Study



RAPPAPORT
CULTIVATING PLACES®

Discover your next retail opportunity at
rappaportco.com

RAPPAPORT
CULTIVATING PLACES ®

WASHINGTON, D.C. | MARYLAND | VIRGINIA

672 FAIRFAX PIKE, STEPHENS CITY, VA

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218
Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524