



Sherando Green

PALADIN
BAR & GRILL

Anthony's
PIZZA

Walgreens

FirstBank
of the Commonwealth

MILLER'S
ACE Hardware



672 Fairfax Pike

Fairfax Downs Residential
93 Single-Family Lots

Sherando High School
1,666 students

WARRIOR DRIVE 7,000 VPD

FAIRFAX PIKE 12,000 VPD

672 Fairfax Pike
Stephens City, VA

1 Acre Available For Sale or Lease



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 

 Auto Zone

MARTIN'S
Quality. Selection. Savings. Every Day.®



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

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672 Fairfax Pike Study



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