



Burns Corner Pad Site

Stafford, VA

Fast Food Site Plan Approved
Pad Site Available for Lease



Stafford

Virginia

- Prime location with immediate I-95 access and approved fast-food site plan
- Strategic location and access, and sits near a growing regional medical cluster, with major commuter routes nearby
- Stafford is the second fastest-growing county in Virginia, with growth now spilling into neighboring jurisdictions and impacting the broader Northern Virginia region
- High visibility and daily traffic volumes with approximately 28,000 Vehicles Per Day and located near I-95, featuring 136,000 Vehicles Per Day
- Stafford has an affluent and expanding population base, with the median household incomes exceeding \$116K



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	4,319	36,819	83,415
Daytime Population	2,738	12,938	23,041
Household Income	\$153,161	\$181,170	\$174,796
Traffic Counts	136,000 on I-95 20,800 on Hospital Center Blvd		

Area Retailers





I-95 136,000 VPD

COURTHOUSE RD

COURTHOUSE RD

WYCHE RD 7,600 VPD

HOSPITAL CENTER BLVD 20,800 VPD

FIRE DEPARTMENT

Pad Site

Site Plan

Pad Site Available for Lease

Space #	Acres	Tenant
1	1.32	Available



● Space Available

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