

RAPPAPORT

FALLS RUN PAD SITES

Stafford, Virginia

Join Royal Farms! 1.5 & 3.2 Acre Pad Sites Available



STATISTICAL SNAPSHOT 5-MILE RADIUS, 2014 DEMOS



POPULATION
39,791

AVG HH INCOME
\$91,808



DAYTIME POPULATION
27,374



TRAFFIC COUNTS
40,000
(Route 17)



AREA RETAILERS

Walmart, Giant, Aldi, Rite Aid, Lowe's, Chic fil A, CVS, Target, Petsmart, BB&T, McDonald's, Starbucks

FALLS RUN PADS FACTS AT-A-GLANCE

- Prime pad sites & retail space available at Stafford County's newest retail development
- Property is located directly across from route 17 from the new Walmart Super Center and nearby University of Mary Washington Grad Campus & Geico Regional HQ
- Perfect development opportunity in one of the fastest growing corridors in the region
- Situated at the entrance to Stafford Lakes with over 1,400 homes
- Prime frontage on Route 17/Warrenton Road: 40,000 ADT

DEMOGRAPHICS (2014)	1 MILE	3 MILES	5 MILES
POPULATION	2,934	14,591	39,781
AVG HH INCOME	\$105,147	\$100,812	\$91,808
EMPLOYEES	1,394	9,780	27,374

SITE FACTS

SPACE: Pad Sites (1.5 Acres & 3.2 Acres)

TRAFFIC COUNTS: 40,000 (Route 17)

CONTACT:

Susan Bourgeois
sbourgeois@rappaportco.com
(T) 571.382.1288

Kyle Gamber
kgamber@rappaportco.com
(T) 571.382.1216

RAPPAPORT

FALLS RUN PAD SITES

Stafford, Virginia

Join Royal Farms! 1.5 & 3.2 Acre Pad Sites Available

