

1.2 Acre Pad Site Available for Sale or Lease



STATISTICAL SNAPSHOT 3-MILE RADIUS, 2014 DEMOS



POPULATION
51,091

AVG HH INCOME
\$118,296



DAYTIME POPULATION
25,425



TRAFFIC COUNTS
45,000 VPD
(ROUTE 1)



AREA RETAILERS
**Golds Gym, IHOP, Food Lion,
Dollar Tree, Walgreens, Rite
Aid, Dominos, Papa Johns,
McDonalds**

LORTON PAD OPPORTUNITY FACTS AT-A-GLANCE

- Located near I-95/Route 1 JCT and highly accessible from Route 1 and Lorton Road at a signalized intersection
- Adjacent to grocery and fitness anchored Gunston Plaza, a neighborhood center among a population of 162,435 within 5-miles
- Located directly across Route 1 from residential neighborhood and 5 minutes from Fort Belvoir
- Ideal location for free-standing use including bank and QSR

DEMOGRAPHICS (2014)	1 MILE	3 MILES	5 MILES
POPULATION	12,406	51,091	162,435
AVG HH INCOME	\$94,998	\$118,296	\$125,689
EMPLOYEES	4,010	25,425	55,078
SITE FACTS			

SPACE: 1.2 Acre Pad

TRAFFIC COUNTS: 45,000 VPD Route 1

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RAPPAPORT

LORTON RD. & ROUTE 1 PAD SITE Lorton, Virginia

1.2 Acre Pad Site Available for Sale or Lease



**Lorton Station
Town Center**

**Lorton Station
Marketplace**

**Northern Virginia
Industrial Park**

Gunston Plaza

**Norman M Cole Jr.
Pollution Control
Plant**