



**HIGH-PROFILE RETAIL DEVELOPMENT OPPORTUNITY**  
**FOR LEASE | 12,500 SF | ZONED B-2**

**ASKING RENT**  
**\$38/SF**

Courthouse Road / Wyche Road, Stafford Virginia, 22554

This offering presents a **high-profile retail development opportunity** for lease at next to the signalized intersection of Courthouse Road and Wyche Road in Stafford, Virginia, featuring a **conceptual retail building totaling 12,500 SF**. Positioned at the recently completed **\$195M I-95 Exit 140 diverging diamond interchange**, the site offers exceptional visibility, access, and long-term growth potential in one of the region’s most rapidly expanding corridors.

Surrounded by a strong mix of national retailers, dense residential growth, and major employment drivers, the Property is ideally situated to capture both local and commuter traffic. With **143,000+ VPD on I-95 and 31,000+ VPD on Courthouse Road**, direct connectivity to Route 1, and proximity to **Stafford Hospital (<1 mile)**, the site benefits from consistent daily traffic and a built-in customer base.

Supported by **affluent demographics, strong population growth, and over \$1B in planned infrastructure improvements**, this development represents a **rare opportunity for retailers to establish a presence in a dominant and evolving retail node along the I-95 corridor**.

## KEY HIGHLIGHTS

- 12,500 SF Total Retail Opportunity**  
 Conceptual building (12,500 SF) designed to accommodate a mix of retail, restaurant, and service users, including potential drive-thru configurations
- Prime I-95 Interchange Location**  
 Positioned at the new Exit 140 interchange with immediate access and visibility to **143,000+ VPD on I-95 and 31,000+ VPD on Courthouse Road**, providing exceptional exposure
- Unmatched Accessibility & Connectivity**  
 Direct access to Courthouse Road with seamless connectivity to Route 1, regional commuter routes, and Northern Virginia employment hubs
- Strong Retail Synergy & Growth Corridor**  
 Located within a rapidly expanding retail hub featuring national tenants such as Chick-fil-A, Panda Express, Sheetz, and others driving consistent consumer traffic
- Proximity to Major Demand Drivers**  
 Less than 1 mile to Stafford Hospital and minutes from Embrey Mill Town Center, Publix, and surrounding residential communities
- Affluent & Expanding Demographics**  
 Average household incomes exceeding \$150K within a 3–5 mile radius and strong population growth supporting long-term retail demand
- Infrastructure Investment Driving Future Value**  
 Benefiting from over **\$1B in planned I-95 express lane expansions**, enhancing long-term accessibility and regional draw
- Flexible Layout for Tenant Mix**  
 Site design supports multi-tenant configurations, end-cap users, and drive-thru opportunities, ideal for national and regional retailers

## PROPERTY DEMOGRAPHICS

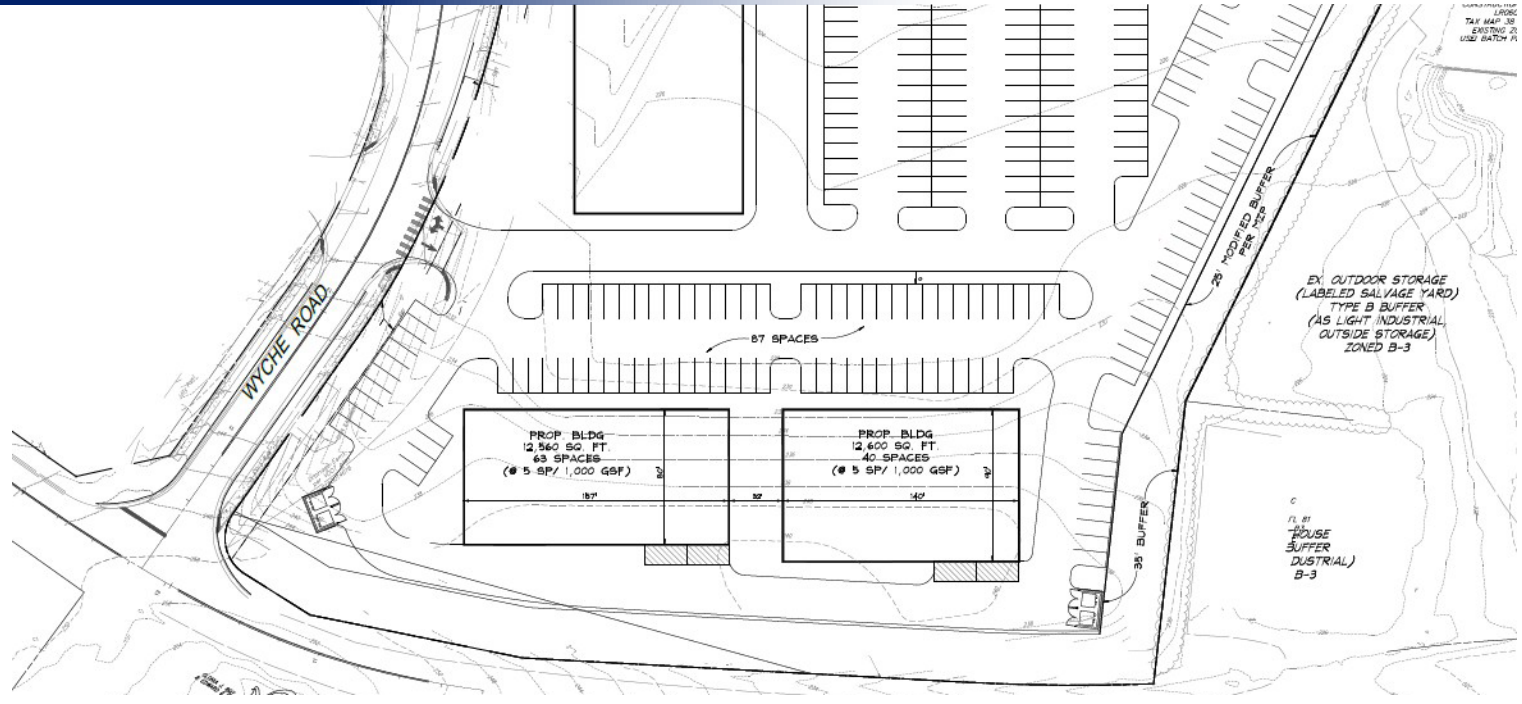
POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	37,751	79,748	185,802

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	10,136	24,743	61,156

INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$167,910	\$158,348	\$148,761



OFFERING MEMORANDUM

# HIGH-PROFILE RETAIL DEVELOPMENT OPPORTUNITY

COURTHOUSE ROAD / WYCHE ROAD, STAFFORD VIRGINIA, 22554

## FOR MORE INFORMATION PLEASE CONTACT:



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