

Courthouse West

I-95 & Courthouse Road, Stafford, Virginia 22554



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 **NORTON
SCOTT**

klnb

COURTHOUSE WEST is Stafford County's newest premier retail development, strategically positioned at the brand-new Courthouse Road diamond interchange along I-95. Developed by Norton Scott, this project offers unparalleled access and visibility in the fastest-growing retail corridor in Stafford, Virginia.

The Courthouse Road corridor has quickly emerged as a leading destination for national retailers, anchored by nearby tenants such as **Publix, Starbucks, Sheetz, Chick-fil-A, McDonald's, and Wawa**. This momentum is fueled by strong residential growth, including Embrey Mill, a master-planned community with over 2,000 homes delivered, and dozens of additional neighborhoods under development.

Stafford County also benefits from significant economic drivers, including **new data center development**, proximity to **Marine Corps Base Quantico**, and a workforce supported by both Northern Virginia and the Washington, D.C. metro area.

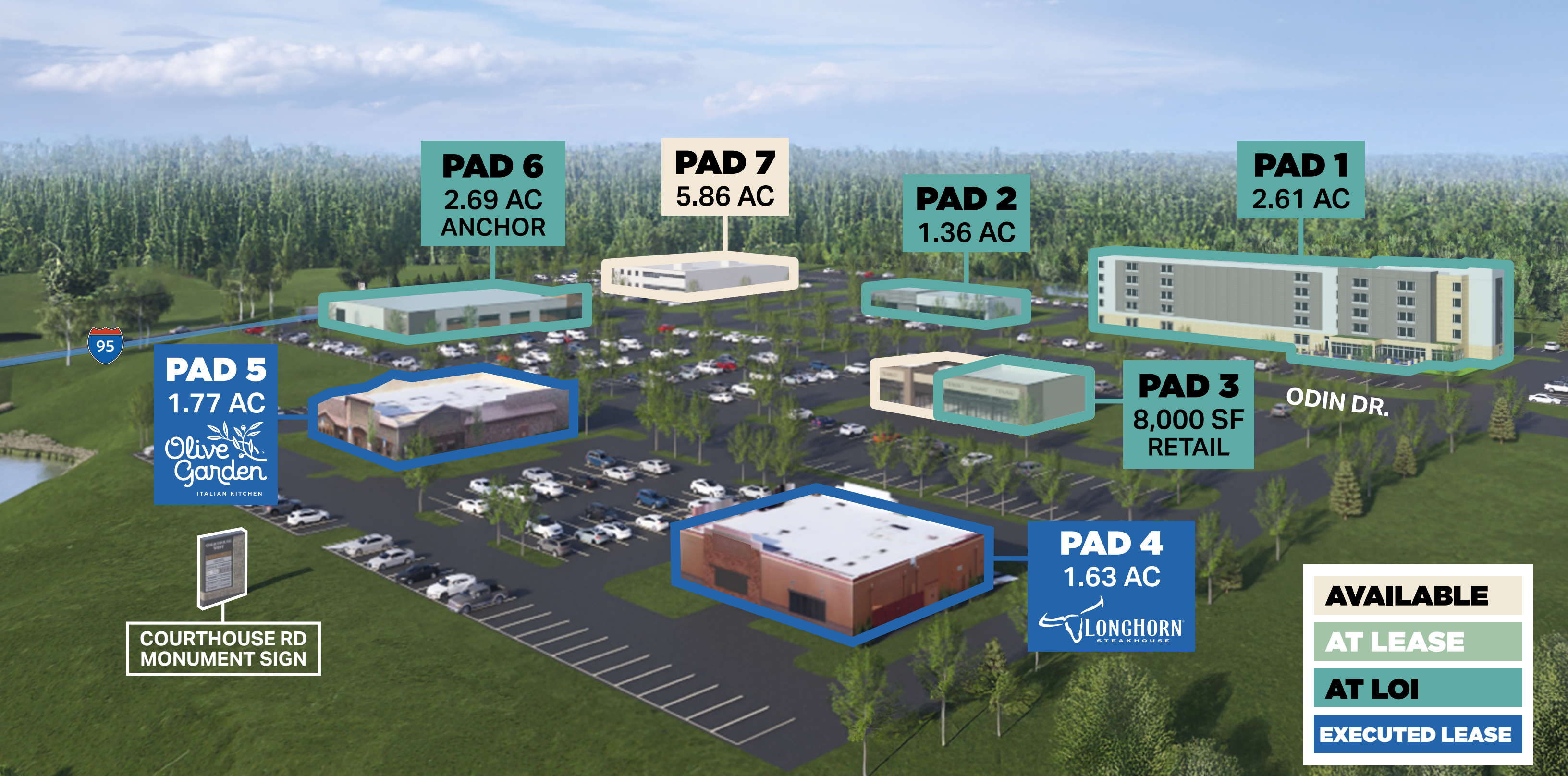
Courthouse West provides flexible opportunities for a wide range of retail, dining, and service uses. The project includes availability for a **20,000–30,000 SF anchor box for ground lease or build-to-suit**, offering direct visibility to I-95 and serving as a marquee opportunity for a regional or national tenant. Additional **pad sites for lease** are ideally suited for full-service restaurants, medical, fast-casual dining, and specialty retail.

An **8,000 SF multi-tenant building** will also be available, with spaces ranging from **1,500 to 8,000 SF**. Prominent **monument signage** along Courthouse Road further enhances visibility and branding for tenants.

Demographics in the trade area are exceptional, with a growing population, high median household incomes, and strong traffic counts along both I-95 and Courthouse Road. Combined with a robust housing pipeline and the county's sustained economic expansion, Courthouse West represents a unique opportunity for retailers and service providers to establish a presence in one of Northern Virginia's most dynamic growth corridors.

With its prime location, outstanding demographics, and a mix of retail opportunities from anchor to pad site, **Courthouse West** offers businesses the visibility, access, and customer base needed to thrive in Stafford County's most dynamic retail corridor.





PAD 6
2.69 AC
ANCHOR

PAD 7
5.86 AC

PAD 2
1.36 AC

PAD 1
2.61 AC

PAD 5
1.77 AC

ITALIAN KITCHEN

PAD 3
8,000 SF
RETAIL

PAD 4
1.63 AC


ODIN DR.

AVAILABLE

AT LEASE

AT LOI

EXECUTED LEASE


COURTHOUSE RD
MONUMENT SIGN

**NEARBY
RETAILERS**

Publix

**Table
KITCHEN**

FIVE GUYS



**Panera
BREAD**



SHEETZ



Wawa



Publix
FIVE GUYS
HAIR CUTTERY

FUTURE


tropical CAFE
ANYTIME FITNESS
CRIMSON COWARD
HOSPITALITY AND DESIGN

EMBREY MILL TOWN CENTER

Auto Zone
CHIPOTLE
Starbucks
McDonald's
Panera Bread
Wawa

MARKET AT AUSTIN RIDGE
ALDI
TEXAS CARWASH
Flagship
SHEETZ

AUSTIN RIDGE LOGISTICS CENTER

COURTHOUSE WEST

COMMUTER LOT

STAFFORD PUBLIC SCHOOLS

STAFFORD COUNTY COURTHOUSE

FIRE DEPT

STAFFORD ELEMENTARY

FIRE DEPT

FUTURE DEVELOPMENT

STAFFORD HOSPITAL

BURNS CORNER

AUSTIN RIDGE BUSINESS PARK

95

95

1

1

7
ELEVEN

173,891
EQ24ADT1

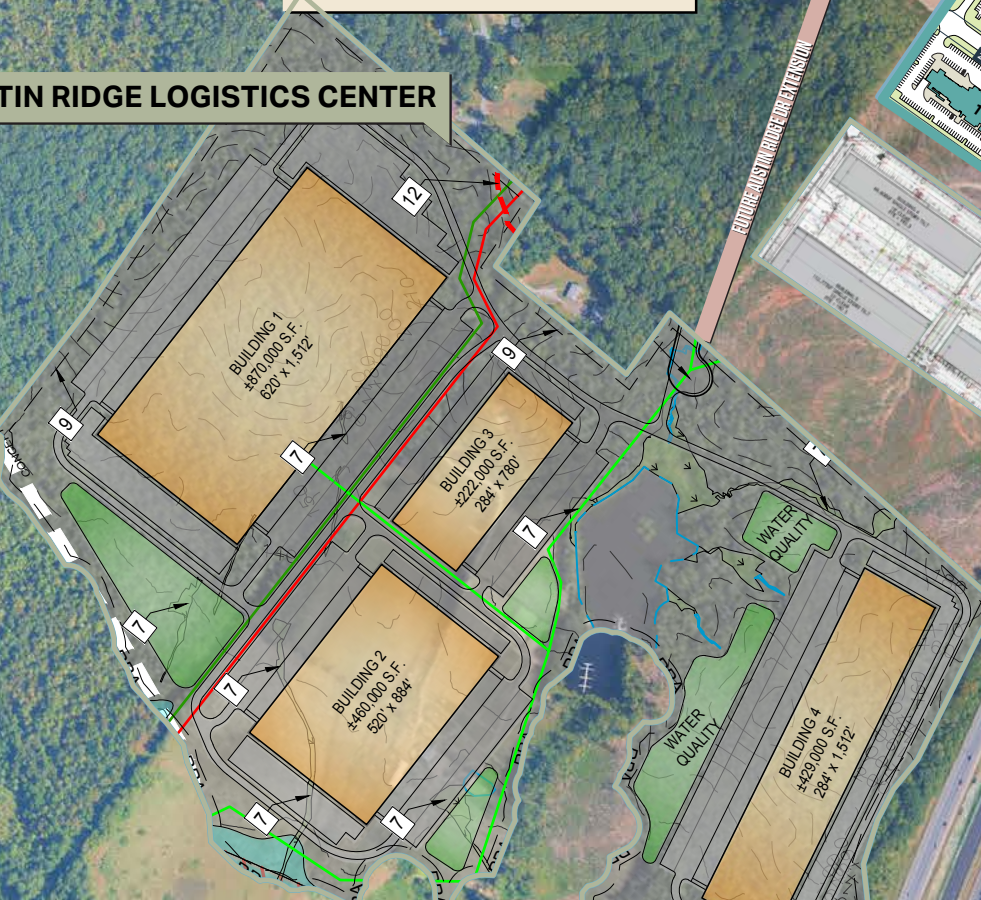
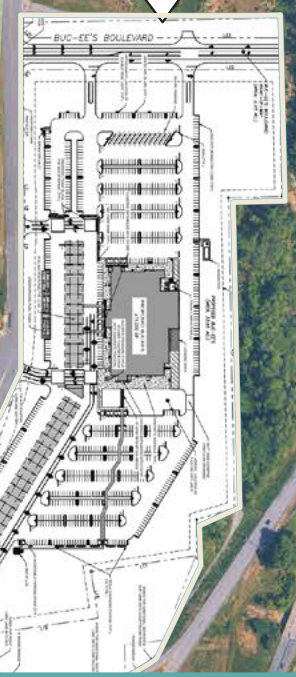
163,744
EQ24ADT1

HOSPITAL CENTER BLVD

COURTHOUSE RD

COURTHOUSE RD

FUTURE AUSTIN RIDGE PARK EXTENSION



BUILDING 1
480,000 S.F.
624' X 1,512'

BUILDING 3
222,000 S.F.
284' X 780'

BUILDING 2
480,000 S.F.
624' X 884'

BUILDING 4
222,000 S.F.
284' X 780'

WATER QUALITY

WATER QUALITY

STAFFORD, VA

Walmart
Neighborhood Market
Auto Zone **SHEETZ**

PARKSIDE PLAZA
weis

DOC STONE COMMONS
Giant THE HOME DEPOT petco Staples

NORTH STAFFORD PLAZA
ALDI HARBOR FREIGHT POPEYES TACO BELL

STAFFORD MARKETPLACE
LOWE'S SHOPPERS ULTA Beauty target KOHL'S ROSS Dress for Less HomeGoods TJ-MAXX OLD NAVY PETS MART Michaels five BELOW

TOWN CENTER AT AQUIA
McDonald's TIRE PLUZ PNC KFC SUBWAY

EMBREY MILL TOWN CENTER
Publix Auto Zone ANYTIME FITNESS FIVE GUYS STARBUCKS Wawa McDonald's JERSEY MICES

FUTURE

COURTHOUSE WEST

MARKET AT AUSTIN RIDGE
ALDI TEXAS CARWASH SHEETZ

AUSTIN RIDGE LOGISTICS CENTER

BURNS CORNER
Chick-fil-A SHEETZ Starbucks Wendy's Arby's

40,600
[2023 ADT]

182,600
[2023 ADT]

29,150
[2023 ADT]

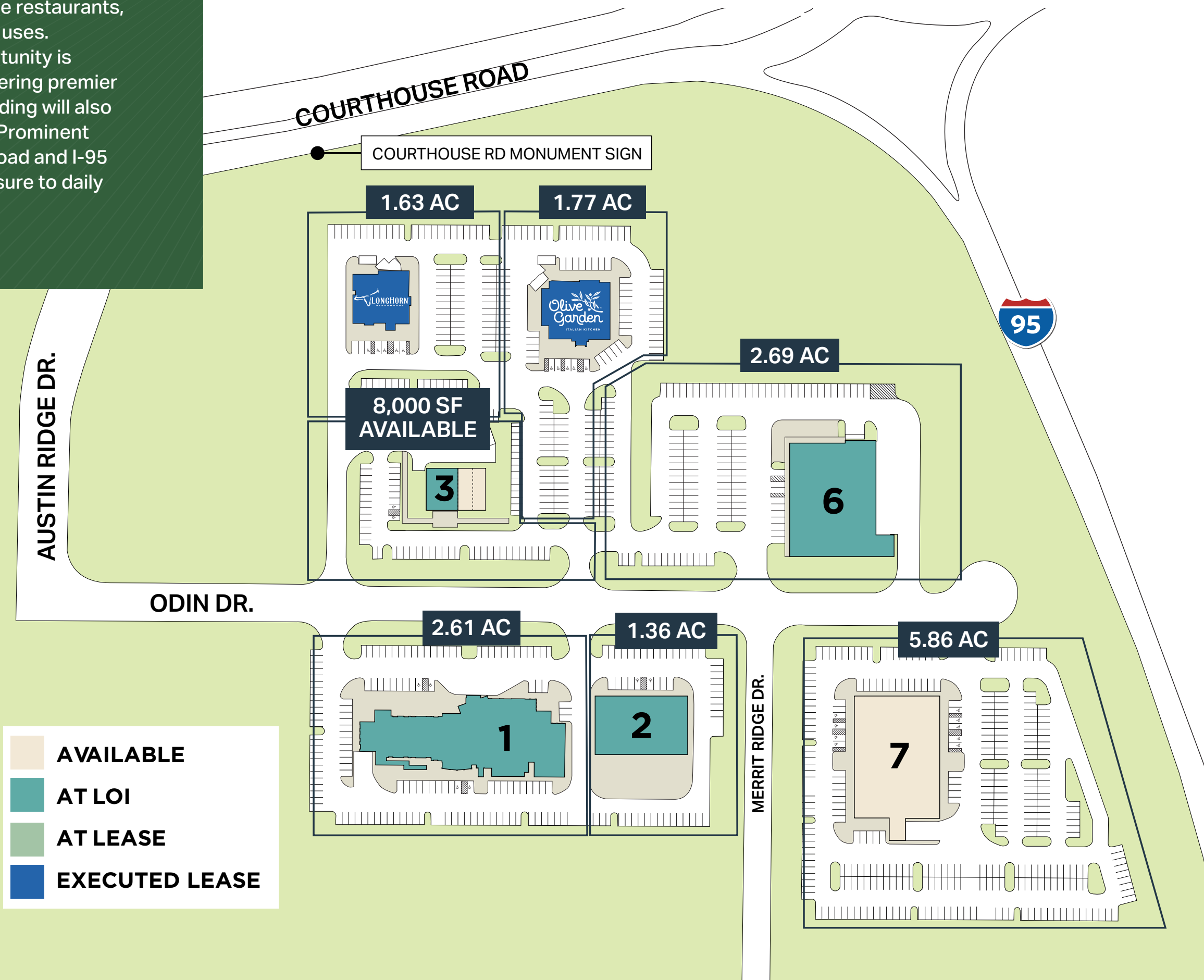
149,300
[2023 ADT]

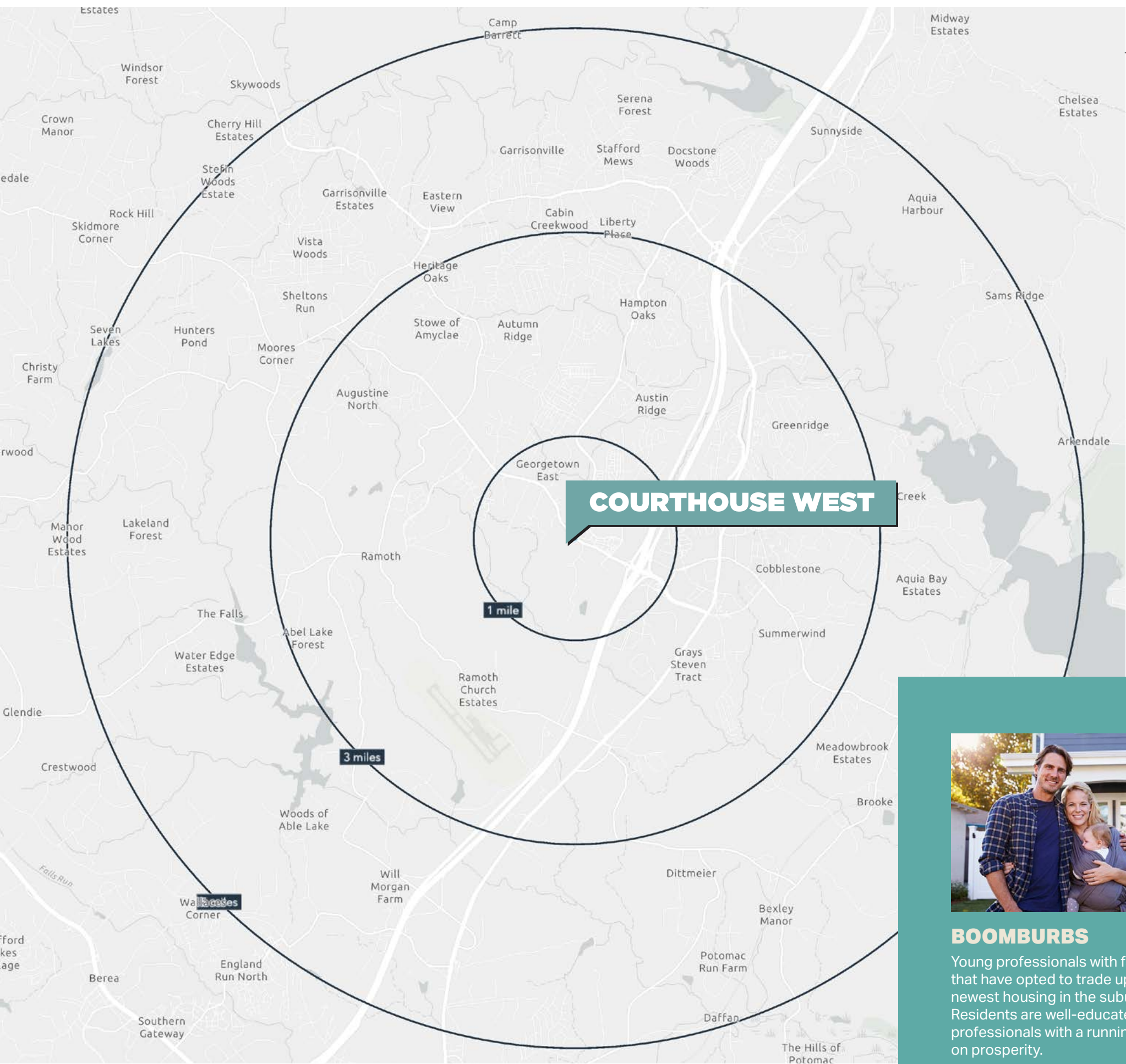
18,960
[2023 ADT]

GARRISONVILLE RD

COURTHOUSE RD

Available pads range from 1.3 to 5.8 acres, accommodating a wide range of concepts including full-service restaurants, fast casual dining, medical, retail, and service uses. In addition, a 20,000–30,000 SF anchor opportunity is available for ground lease or build-to-suit, offering premier visibility to I-95. An 8,000 SF multi-tenant building will also feature inline spaces from 1,500 to 8,000 SF. Prominent monument signage along both Courthouse Road and I-95 ensures tenants benefit from maximum exposure to daily traffic and a high-income customer base.





Demographics

RADIUS	1 MILE	3 MILE	5 MILE
Population	3,214	47,178	88,828
Daytime Population	2,313	38,800	74,603
Average HH Income	\$205,056	\$182,595	\$176,837
Households	983	14,841	28,430
Bachelor's Degree or Higher	55.4%	50.1%	46.2%
CONSUMER SPENDING			
Apparel	\$4,183,974	\$56,330,632	\$102,961,878
Food Away from Home	\$7,010,576	\$94,485,469	\$173,658,833
Entertainment	\$6,792,090	\$91,793,066	\$169,949,460
Wellness	\$1,750,262	\$23,751,147	\$43,825,373

Source: Esri, Esri-Data Axle, U.S. Census, and Bureau of Labor Statistics. 2025

Core Demographics



BOOMBURBS

Young professionals with families that have opted to trade up to the newest housing in the suburbs. Residents are well-educated professionals with a running start on prosperity.



SAVVY SUBURBANITES

Well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home.



PROFESSIONAL PRIDE

These goal-oriented couples work, often commuting far and working long hours. However, their schedules are finetuned to meet the needs of their school-age children.

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