

GUNSTON CORNER II

LORTON, VA
2,000 SF AVAILABLE



RAPPAPORT



GUNSTON CORNER II

LORTON, VA

Surrounded by 3,500 multi-family and single-family households, 8170 Silverbrook Road offers well-designed retail space within a high foot traffic growing neighborhood of Lorton. Directly across from the 129-room Comfort Inn & Suites and flanked by 157K SF of office within two miles, this 2,000 SF retail space provides convenience and easy accessibility to I-95 with 240K vehicles passing daily and the Lorton Amtrak Station with more than 238K riders annually.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	16,663	60,561	177,070
 DAYTIME POPULATION	3,864	22,582	46,781
 MEDIAN HOUSEHOLD INCOME	\$127,820	\$144,499	\$136,228
 TRAFFIC COUNTS	11,000 on Silverbrook Road		

CO-TENANTS

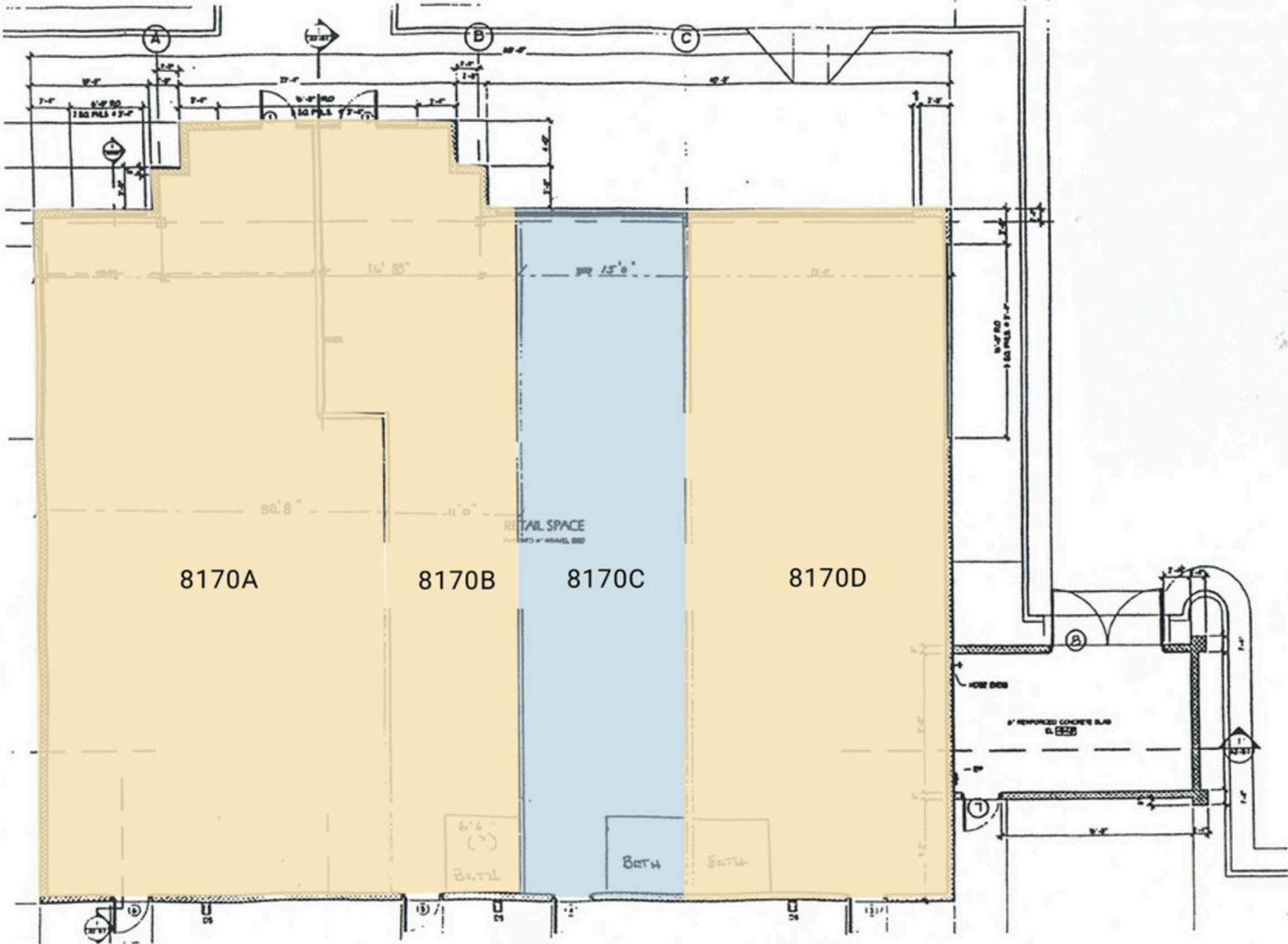


SITE PLAN

GUNSTON CORNER II | LORTON, VA

2,000 SF AVAILABLE

SILVERBROOK ROAD 11,000 VPD



LORTON ROAD



GUNSTON CORNER
II
LORTON, VA



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GUNSTON CORNER II | 8170 SILVERBROOK RD, LORTON, VA

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