

# 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
 <b>POPULATION</b>	16,663	60,561	177,070
 <b>DAYTIME POPULATION</b>	3,864	22,582	46,781
 <b>MEDIAN HOUSEHOLD INCOME</b>	\$127,820	\$144,499	\$136,228
 <b>TRAFFIC COUNTS</b>	11,000 on Silverbrook Road		

**CO-TENANTS**



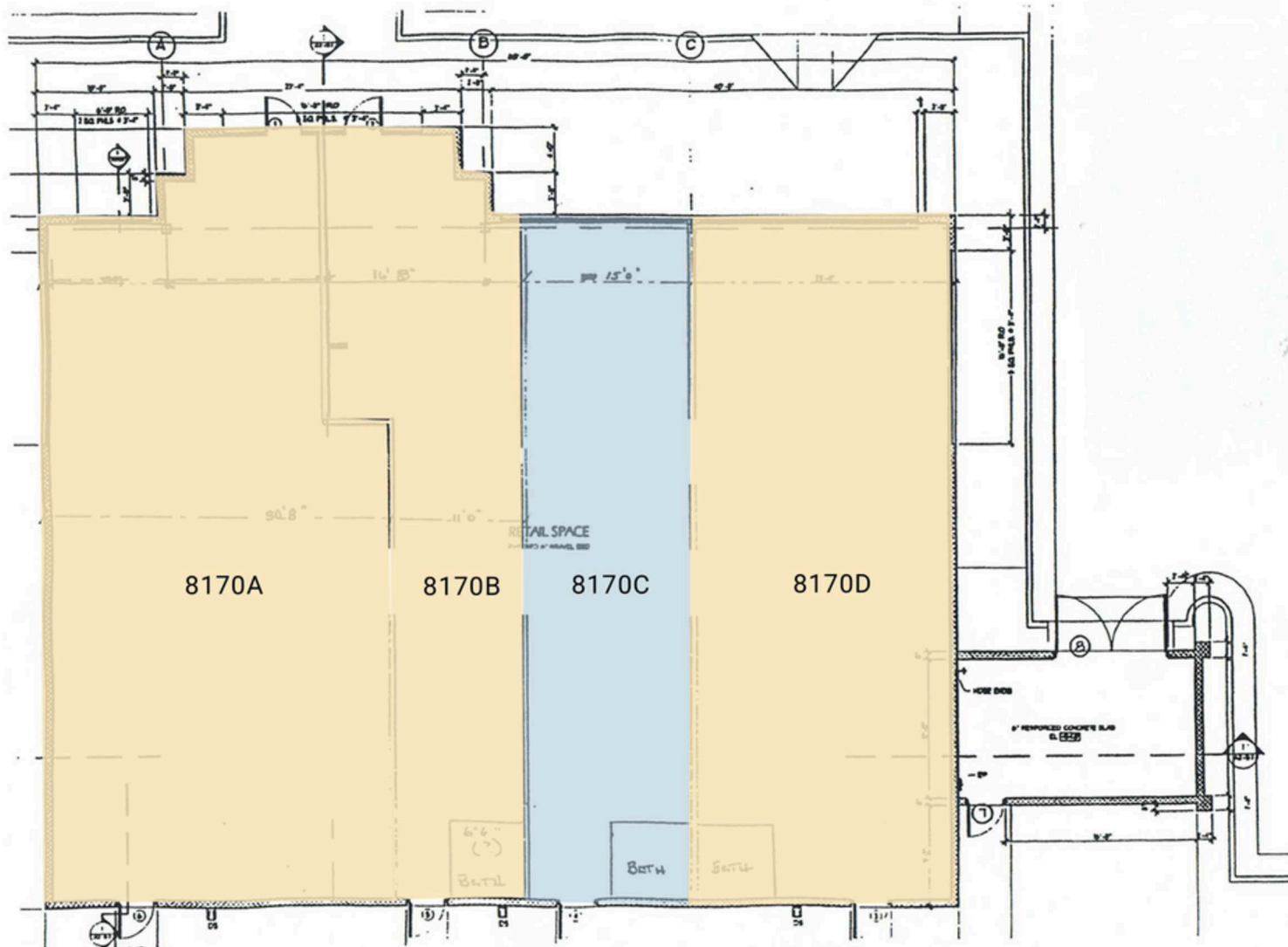


## SITE PLAN

GUNSTON CORNER II | LORTON, VA

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SILVERBROOK ROAD 11,000 VPD



LORTON ROAD



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**II**  
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**GUNSTON CORNER II | 8170 SILVERBROOK RD, LORTON, VA**

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