



# For Sale

2869 Richmond Highway  
Stafford, VA 22554

## Soon-to-be Vacant Restaurant

- 4,724 SF building on 1.86-acre lot
- Building will be dark in October 2022
- Very large site size with excellent visibility including pylon signage
- ± 265 feet of frontage on Richmond Highway
- Located approximately 40 miles southwest of Washington DC
- Marine Corps Base Quantico is just north of Stafford and brings economic stability to the area with an economic impact of \$5.88 billion and 45,876 supported jobs
- High surrounding incomes
- Major freeway exit

### Cody Persyn

Senior Vice President  
+1 713 830 2194  
cody.persyn@colliers.com

### Andrew Poncher

Senior Vice President  
+1 202 534 3536  
andrew.poncher@colliers.com

Price: \$1,650,000



# For Sale | Freestanding Former Pizza Hut

2869 Richmond Highway, Stafford, VA 22554





## Population Trend



48,799

2000 Total  
Population



66,206

2010 Total  
Population



82,957

Current Total  
Population



87,375

5 Yr Projected  
Total Population

## Median Household Income



\$119,260

Current Median HH  
Income



\$139,462

5 Yr Projected  
Median HH Income

## Average Household Income



152,479

Current Average  
HH Income



171,450

5 Yr Projected Avg  
HH Income

## Per Capita Income



\$47,358

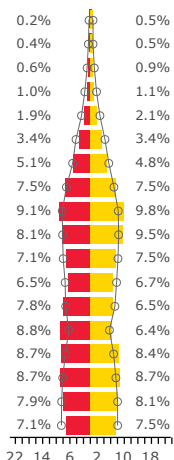
Current Per Capita  
Income



\$53,111

5 Year Projected Per  
Capita Income

## 2010 Age Pyramid

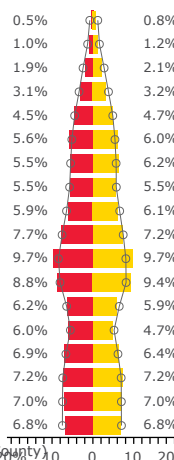


The largest group:  
2010 Females  
Age 45-49  
(U.S. Census)

The smallest group:  
2010 Males  
Age 85+ (U.S.  
Census)

Dots show  
comparison to  
51153 (Prince William County)

## 2025 Age Pyramid

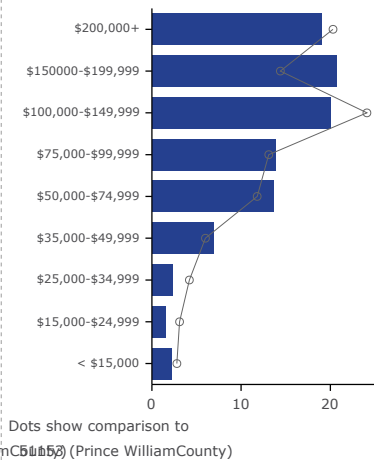


The largest group:  
2027 Female  
Population Age  
35-39 (Esri)

The smallest group:  
2027 Male  
Population Age  
85+ (Esri)

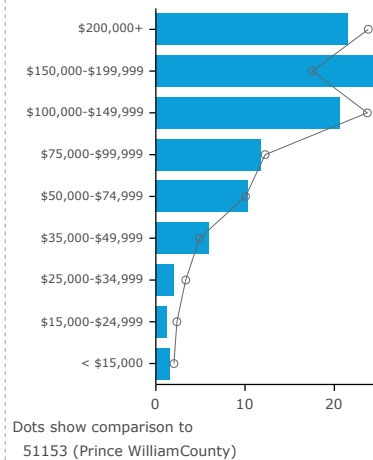
Dots show  
comparison to  
51153 (Prince William County)

## Current HH By Income



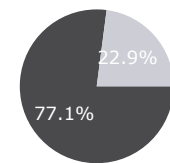
Dots show comparison to  
51153 (Prince William County)

## 5 Yr Projected HH By Income



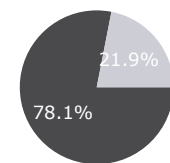
Dots show comparison to  
51153 (Prince William County)

## Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

## 5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

## Race and Ethnicity

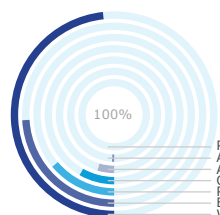
The largest group: White Alone (48.26)

The smallest group: Pacific Islander Alone (0.18)

Indicator	Value	Difference	
White Alone	48.26	+7.34	
Black Alone	24.04	+3.79	
American Indian/Alaska Native Alone	0.72	-0.02	
Asian Alone	4.63	-6.07	
Pacific Islander Alone	0.18	+0.06	
Other Race	8.29	-5.71	
Two or More Races	13.88	+0.61	
Hispanic Origin (Any Race)	19.34	-5.99	

Dots show deviation from  
51153 (Prince William County)

## Current Year Population By Race



## Current Annual Household Spending

\$3,423  
Apparel &  
Services

\$281  
Computers &  
Hardware

\$9,809  
Health Care

\$8,480  
Food at Home

\$6,138  
Food Away  
from Home

## Tapestry Segments



1C Boomburbs  
4,438 households

17.4%  
of Households



7A Up and Coming  
Families  
4,373 households

17.1%  
of Households



4A Workday Drive  
4,172 households

16.3%  
of Households

## Current Year Housing Stats



\$376,819

Median Home Value



\$1,442

Median Contract Rent



16.7%

% of Income for Mortgage

2869 Richmond Highway Stafford, VA 22554  
5 mile radius

Population, income & housing trends





**136,000 VPD •**



**AQUIA FIFTEEN  
APARTMENTS**

**16,000 VPD •**



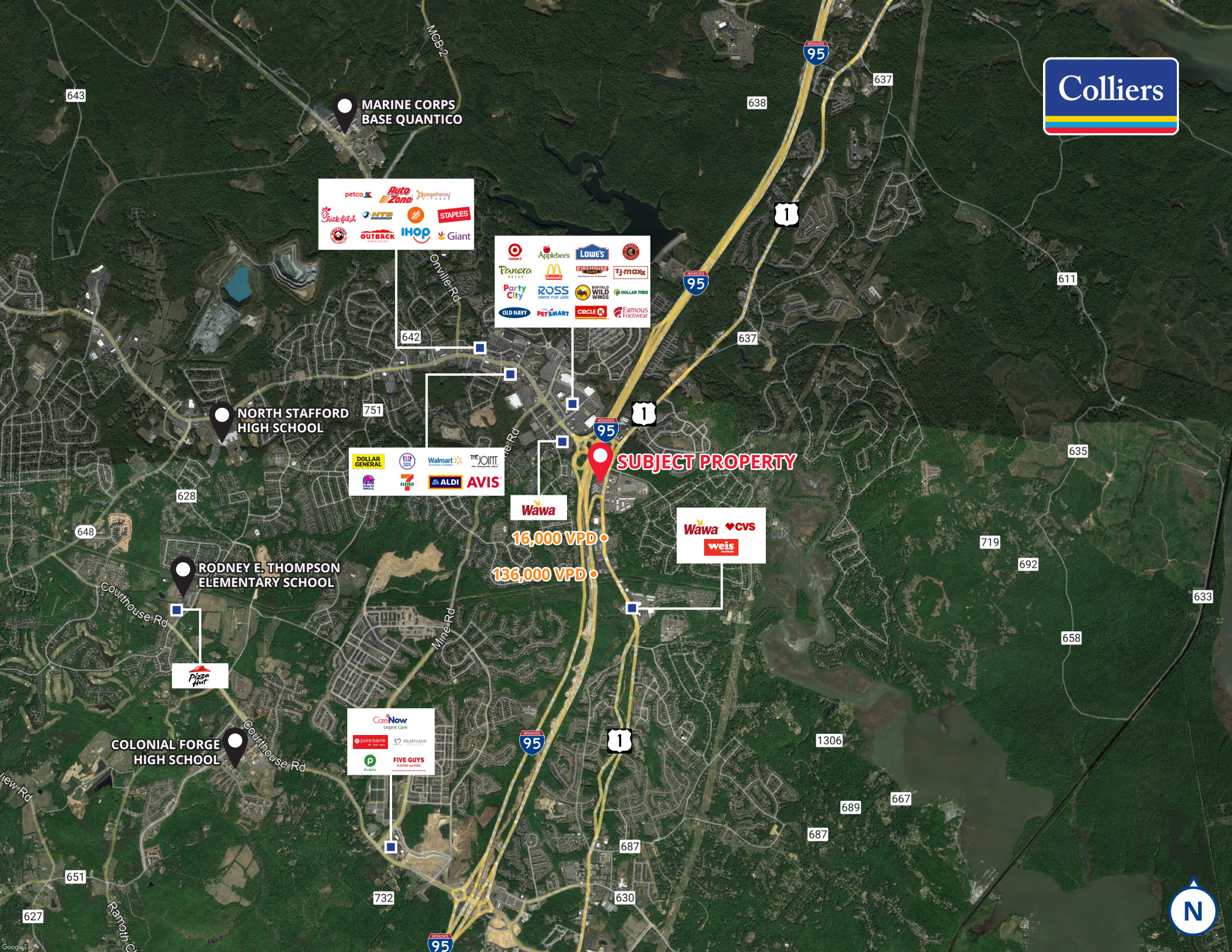
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**FOR SALE**







MARINE CORPS  
BASE QUANTICO



NORTH STAFFORD  
HIGH SCHOOL



**SUBJECT PROPERTY**

Wawa

16,000 VPD

136,000 VPD



RODNEY E. THOMPSON  
ELEMENTARY SCHOOL



COLONIAL FORGE  
HIGH SCHOOL







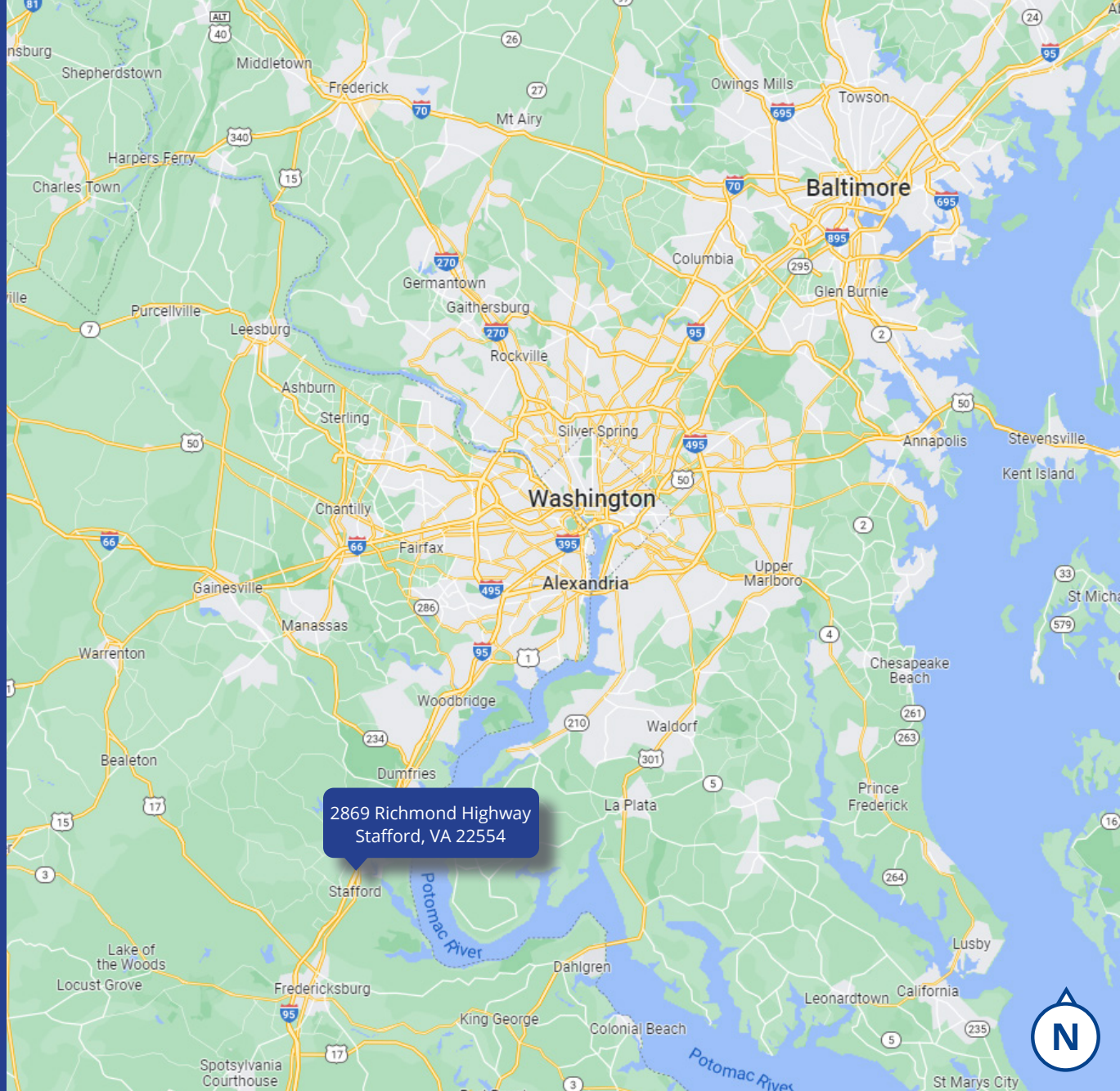
1233 West Loop South  
Suite 900  
Houston, TX 77027  
P: +1 713 222 2111  
colliers.com

# Cody Persyn

Senior Vice President  
+1 713 830 2194  
cody.persyn@colliers.com

## Andrew Poncher

Senior Vice President  
+1 202 534 3536  
andrew.poncher@colliers.com



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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - That the owner will accept a price less than the written asking price;
  - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone

Patrick Duffy, MCR	604308	patrick.duffy@colliers.com	+1 713 830 2112
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Cody Persyn	486134	cody.persyn@colliers.com	+1 713 830 2194
Sales Agent/Associate's Name	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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