

2848 **JEFFERSON DAVIS HIGHWAY**  
Stafford, Virginia 22554

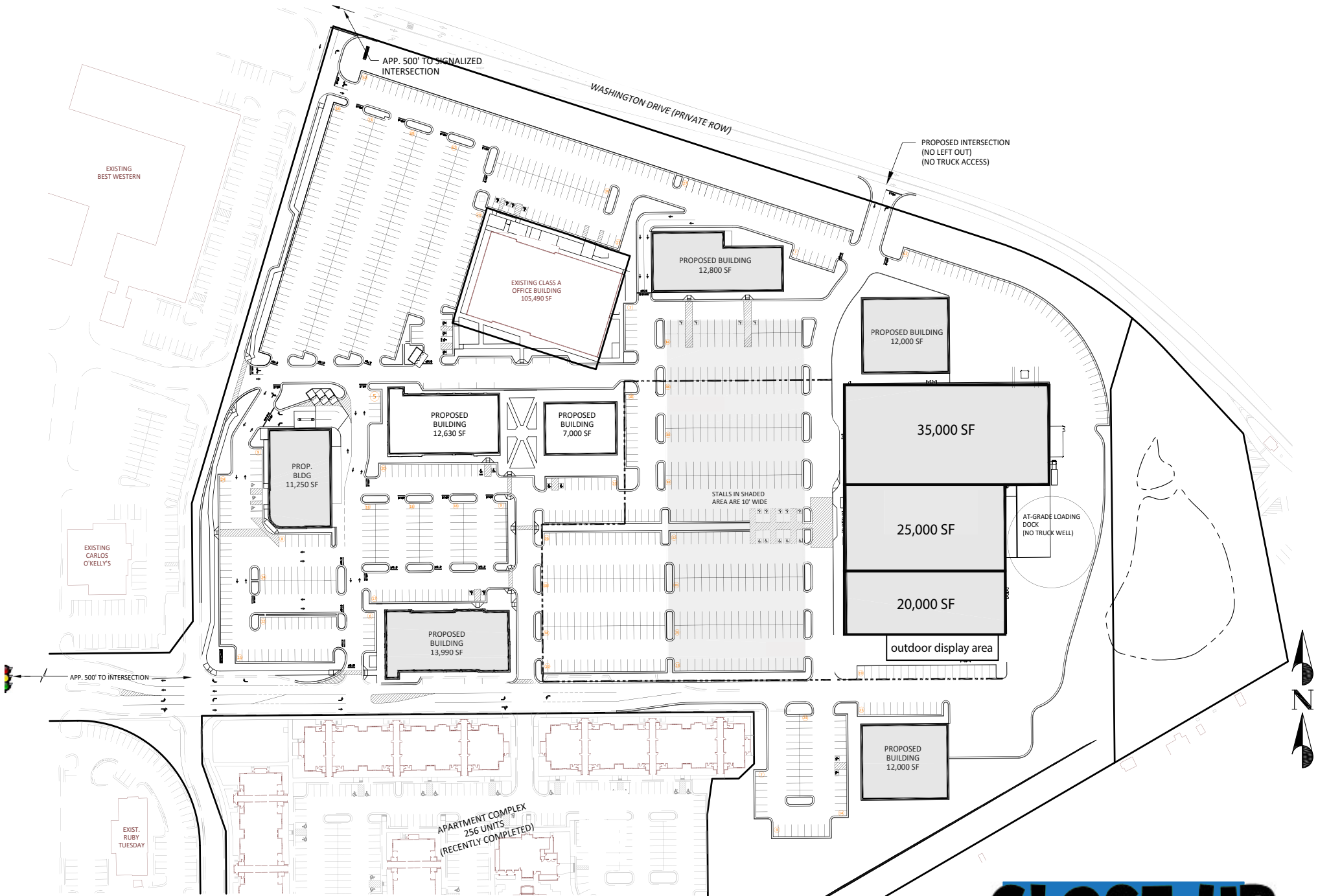


DEVELOPED BY:  
**MOSAIC**  
REALTY PARTNERS

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**CLOSE UP**



# RENDERINGS





# THE FACTS & Demographics

## KEY FACTS (5 MILE)

**75,134**  
POPULATION

**33.2**  
MEDIAN AGE

**3.11**  
AVERAGE  
HOUSEHOLD SIZE

**\$103,529**  
MEDIAN  
HOUSEHOLD INCOME

## INCOME

**\$37,768**  
PER CAPITA  
INCOME

**\$119,170**  
AVERAGE  
HOUSEHOLD  
INCOME

**\$281,912**  
MEDIAN  
NET WORTH

## BUSINESS

**1,767**  
TOTAL  
BUSINESSES

**19,138**  
TOTAL  
EMPLOYEES



## DINE WITH US

## SHOP HERE



## PLAY AROUND

## STOCK UP



**32%**  
SOME  
COLLEGE



**40%**  
BACHELOR  
GRAD / PROF  
DEGREE

## EDUCATION

**69%**  
WHITE COLLAR

**15%**  
BLUE COLLAR

**16%**  
SERVICES

**3.4**  
UNEMPLOYMENT  
RATE

## EMPLOYMENT

## WHY STAFFORD, VA?

- RANKED TOP 10 WEALTHIEST COUNTIES IN AMERICA, YEARLY
- 1.77% POPULATION GROWTH ANNUALLY
- THE EPICENTER OF VA'S BIG DATA GROWTH (IN BOTH INVESTMENT & JOB CREATION)
- HOME TO THE MARINE CORPS BASE QUANTICO (TOTAL ECONOMIC IMPACT OF BASE IS ESTIMATED AT \$5.8 BILLION FOR THE GREATER REGION)
- 25 MI SOUTH OF I-495 (CAPITAL BELTWAY) & 50 MI NORTH OF RICHMOND



aerial

**Only entrance into gated  
Aquia Harbor  
residential community  
(2,335 single family homes)**

EXISTING CLASS  
OFFICE SPACE  
104.45

**~25 ACRES**

**256 LUXURY  
APARTMENT  
BUILT: 2016**

\*Aquia Town Center  
can fit an Anchor tenant  
up to 200,000 SF  
or several Junior Anchors.



# MARKET

aerial

## BRAFFERTON SHOPPING CTR

sport&health  
America's Best **WINGS**  
**DUNKIN' DONUTS**  
**sweetfrog**  
Pretzels From Italy

## DOC STONE COMMONS SC

Giant  
**petco**  
**THE HOME DEPOT**  
**STAPLES**  
Coca-Cola

## N. STAFFORD PLAZA

**ALDI**  
**MISSION BBQ**  
**MATHNASIUM**  
**TACO BELL**  
**POPEYES**  
**DOLLAR GENERAL**  
LOUISIANA KITCHEN

**Walmart**  
**Marine**  
Federal Credit Union

## STAFFORD MARKETPLACE

**LOWE'S**  
**ROSS**  
DRESS FOR LESS  
**five BELOW**  
**Pier 1 Imports**  
**KOHL'S**  
**TJ-MAXX**  
**PETSMART**  
**TARGET**  
**BEST BUY**  
**SHOPPERS**  
Food & Pharmacy

## AQUIA TOWN CENTER

## FORESTON VILLAGE

**weis**  
**CVS**  
**Domino's**

AQUIA OVERLOOK  
100 UNITS

RESERVE AT WOODSTOCK  
40 UNITS

HILLS OF AQUIA  
268 UNITS

AQUIA HARBOR  
2,335 UNITS

AQUIA 15  
275 UNITS

HAMPTON BLVD  
40 UNITS

EMERY HILL  
1,602 UNITS

PEETE PROPERTY  
120 UNITS

RESIDENTIAL COMMUNITY  
A & B  
# OF UNITS

N

Mine Rd

ncis Ct

Eveter Ln

Northampton Blvd

Westbrook Ln

Line Pl

U.S. 1

697

Zna Cove

Spain Dr

Columbus Dr

Aquia Dr

95

610

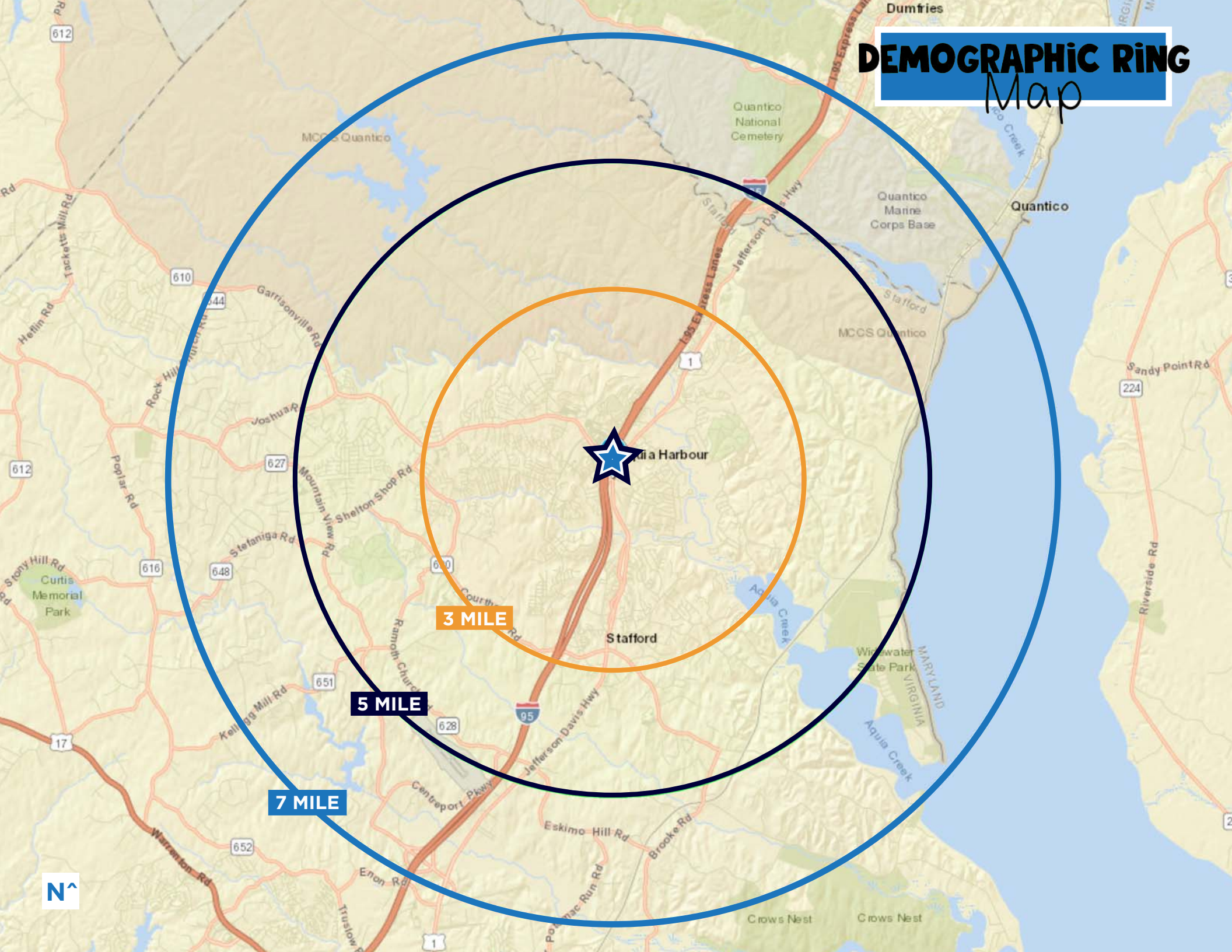
75,000 ADT

30,000 ADT

141,000 ADT

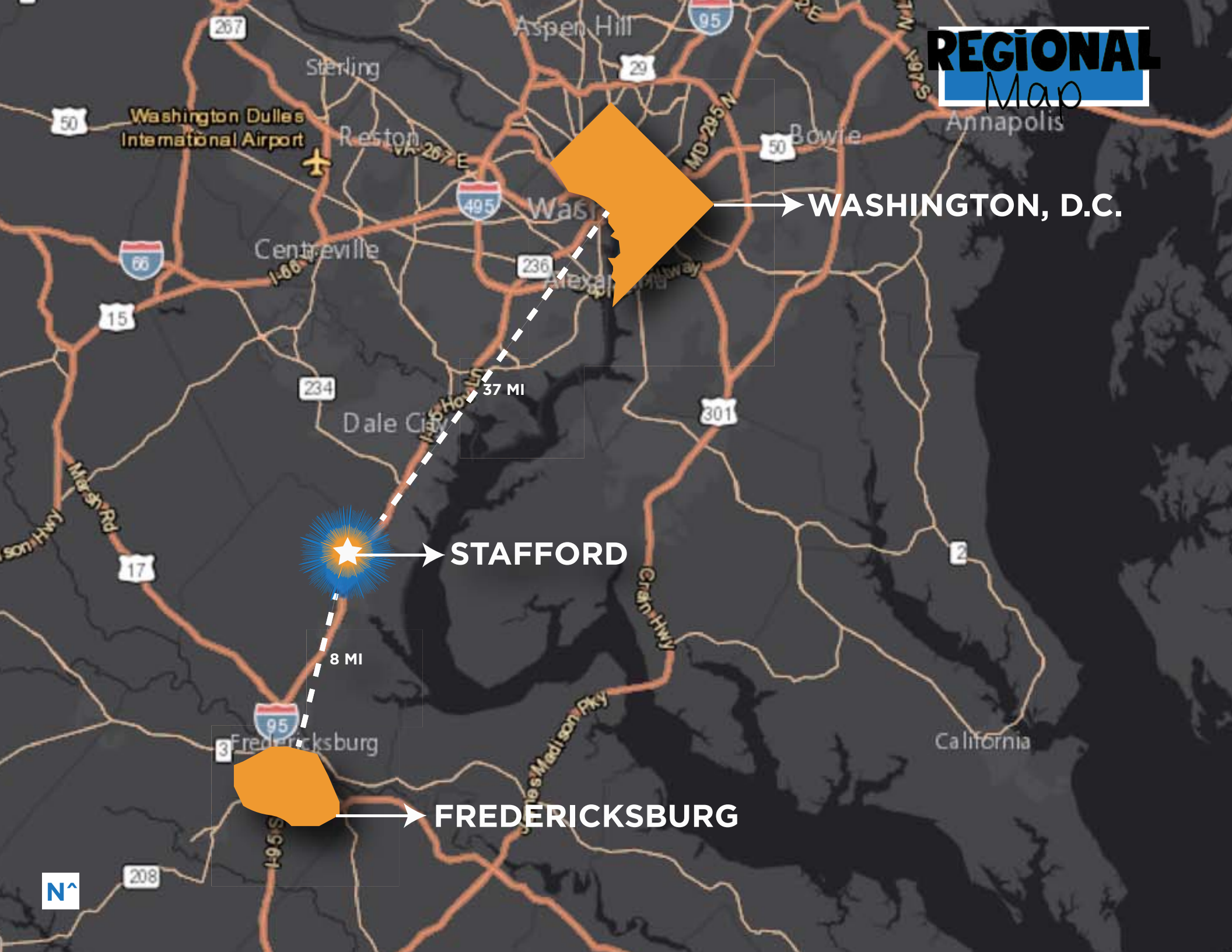


# DEMOGRAPHIC RING Map





# REGIONAL Map



WASHINGTON, D.C.

STAFFORD

FREDERICKSBURG





**AQUIA**  
TOWN CENTER

**FOR MORE INFORMATION**  
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