

2848 JEFFERSON DAVIS HIGHWAY
Stafford, Virginia 22554



AQUIA TOWN CENTER

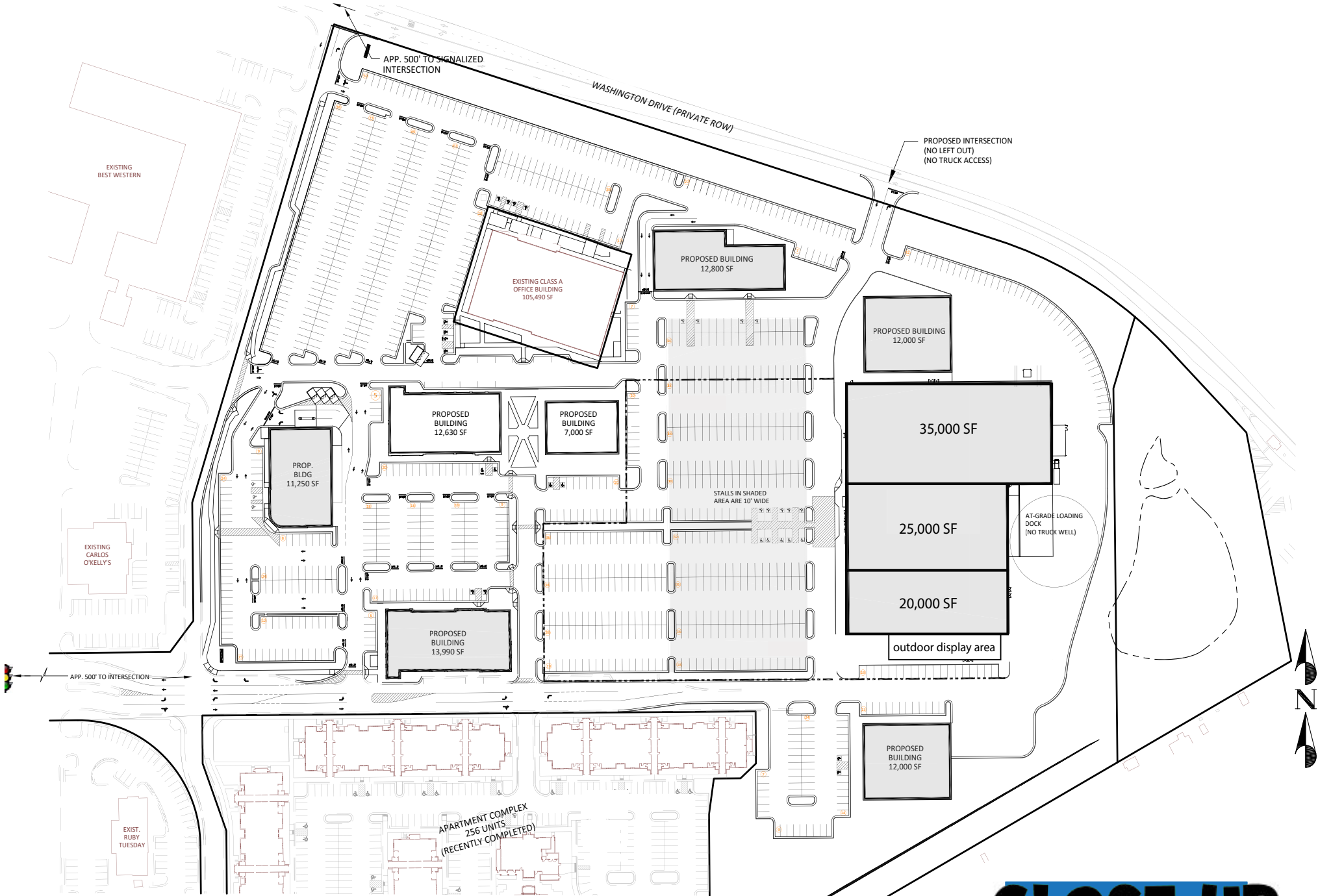


PROUD PARTNER
XTEAM
RETAIL ADVISORS

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

CLOSE UP

aerial

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

EXISTING CLASS A
OFFICE SPACE
104,452 SF

~25 ACRES

256 LUXURY
APARTMENTS
BUILT: 2016



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

679



SOUTHBOUND

NORTHBOUND

141,000 ADT

30,000 ADT

Jefferson Davis Hwy
1

Washington Dr

Richmond Dr

Wood Ln



MARKET

aerial

BRAFFERTON SHOPPING CTR
sport&health
America's Best **WINGS**
DUNKIN' DONUTS
sweetfrog
Premium from Market!

DOC STONE COMMONS SC
Giant
petco
THE HOME DEPOT
Coca-Cola FESZ
STAPLES

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

N. STAFFORD PLAZA
ALDI
MISSION BBQ
MATHNASIUM
TACO BELL
POPEYES LOUISIANA KITCHEN
BURGER KING
DOLLAR GENERAL

Walmart
Marine Federal Credit Union
SAVING PRIVATE BANK

AQUIA TOWN CENTER

FORESTON VILLAGE
weis
CVS **Dominos**

↑
THE GARRISON
453 UNITS

↑
AQUIA OVERLOOK
102 UNITS

↑
RESERVE AT WOODSTOCK
40 UNITS

↑
HAMPTON RUN
40 UNITS

↑
HILLS OF AQUIA
268 UNITS

↑
AQUIA HARBOR
2,335 UNITS

↑
AQUIA 15
275 UNITS

↑
EMBREY HILL
1,602 UNITS

↑
PEETE PROPERTY
122 UNITS



U.S. 1
697

610

75,000 ADT

30,000 ADT

141,000 ADT

Mine Rd

Exeter Ln

Westbrook Ln

Northampton Blvd

Line Pl

ncis Ct

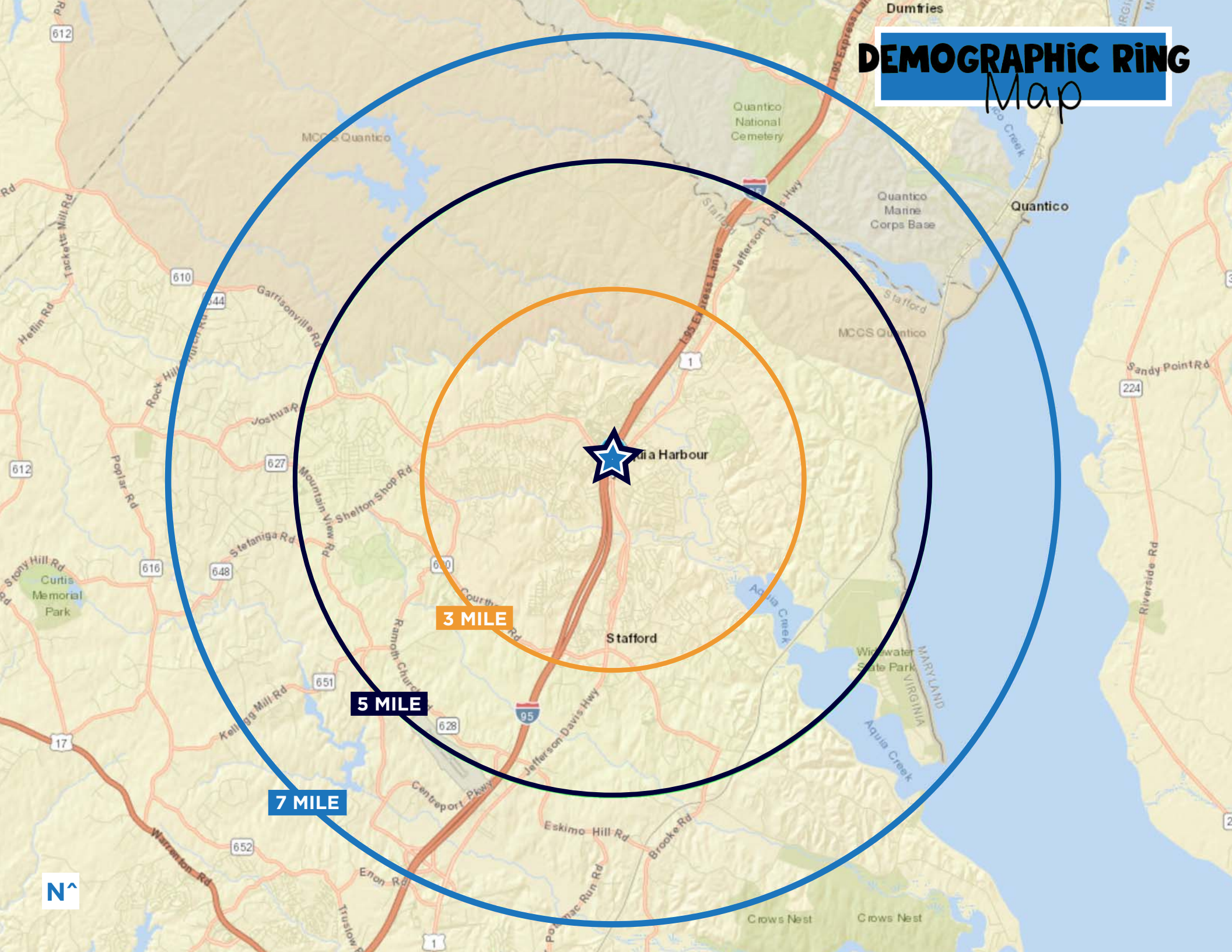
Zna Cove

Spain Dr

Columbus Dr

Aquia Dr

DEMOGRAPHIC RING Map



3 MILE

5 MILE

7 MILE



REGIONAL Map

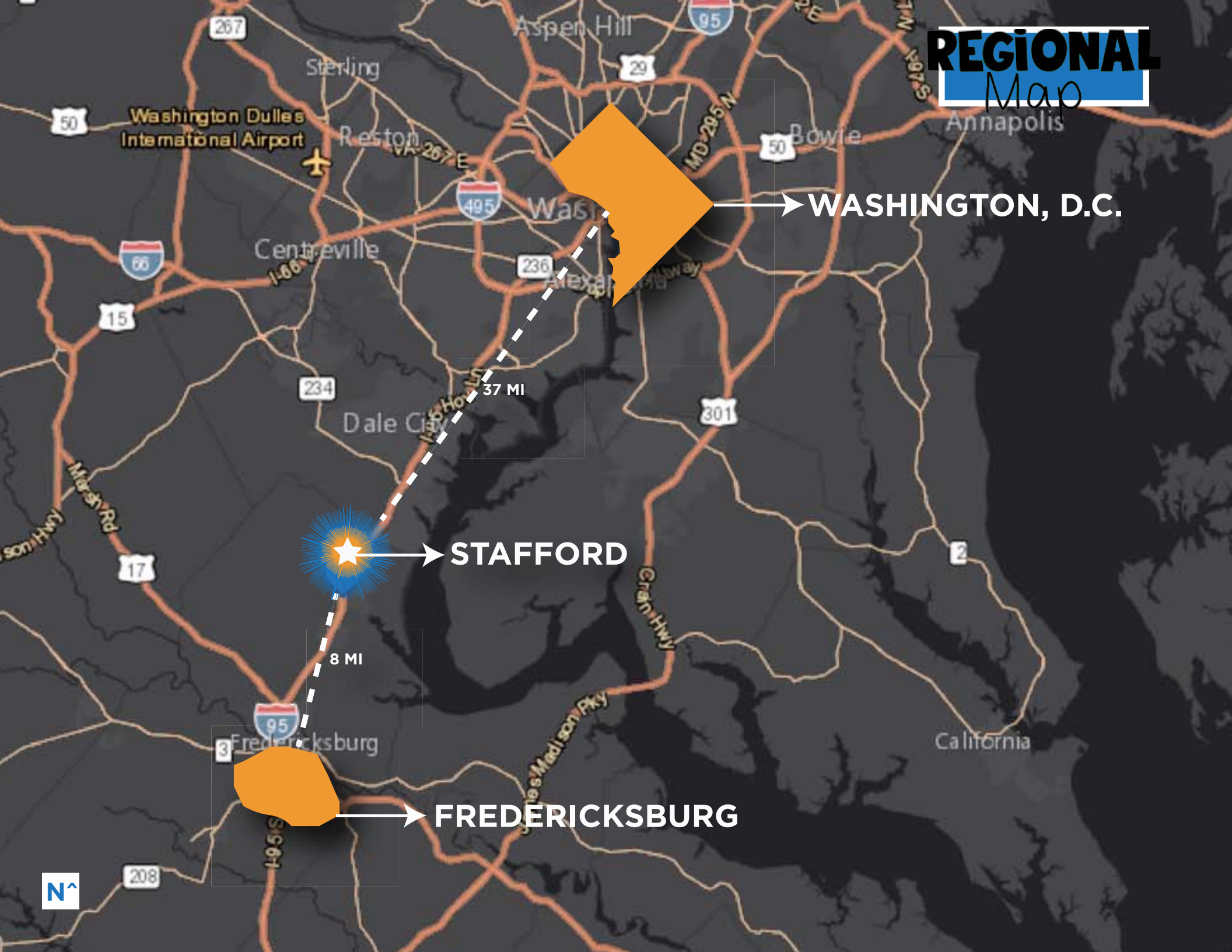
WASHINGTON, D.C.

STAFFORD

FREDERICKSBURG

37 MI

8 MI





FOR MORE INFORMATION
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