

2848 JEFFERSON DAVIS HIGHWAY
Stafford, Virginia 22554



AQUIA TOWN CENTER

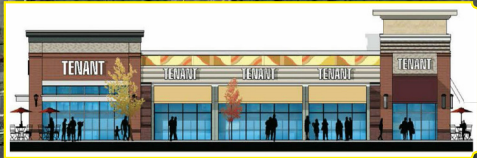


DEVELOPED BY:
MOSAIC
REALTY PARTNERS

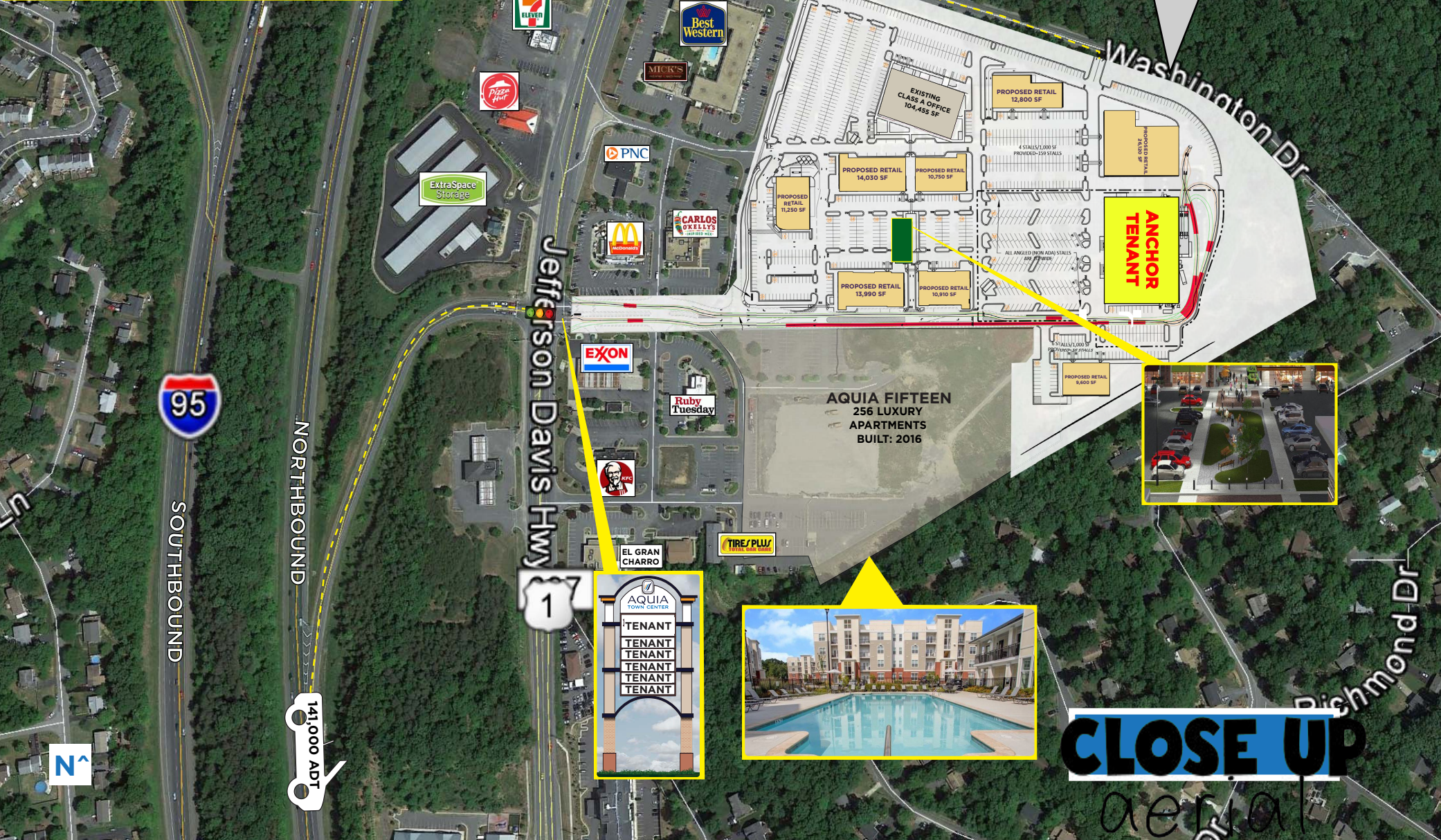
Michael Stoltz
mstoltz@mfirealty.com
410.308.6384

Evan Albert
evan@mfirealty.com
410.308.0700



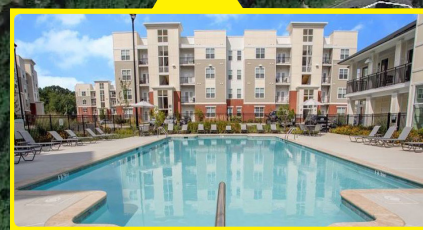


Only entrance into gated Aquia Harbor residential community (2,335 single family homes)



AQUIA FIFTEEN
256 LUXURY APARTMENTS
BUILT: 2016

ANCHOR TENANT



CLOSE UP

aerial

30,000 ADT

141,000 ADT



SOUTHBOUND

NORTHBOUND



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

MARKET

aerial

BRAFFERTON SHOPPING CTR
sport&health
America's Best **WINGS**
DUNKIN' DONUTS
sweetfrog
premium frozen yogurt

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

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

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

Walmart
Marine Federal Credit Union
SAVING PRIVATE BANK

AQUIA TOWN CENTER

FORESTON VILLAGE
weis
CVS
Domino's

↑
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

↑
EMFREY HILL
1,602 UNITS

↑
PEETE PROPERTY
120 UNITS

N
RESIDENTIAL COMMUNITY & # OF UNITS

Mine Rd

Exeter Ln

Westbrook Ln

Northampton Blvd

Line Pl

ncis Ct

U.S. 1

U.S. 1

697

1

95

Zina Cove

Spain Dr

Columbus Dr

Aquia Dr

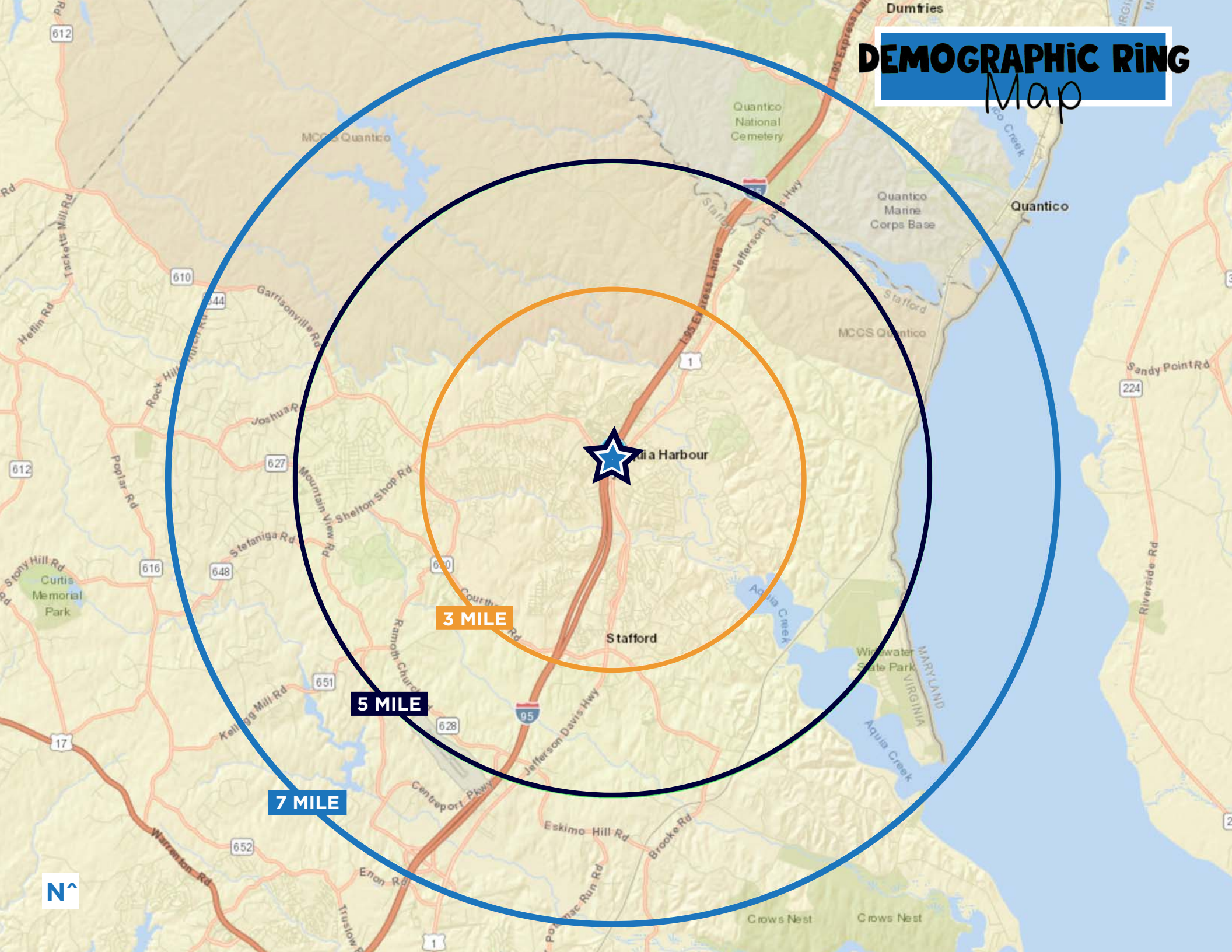
610

75,000 ADT

30,000 ADT

141,000 ADT

DEMOGRAPHIC RING Map



REGIONAL Map

WASHINGTON, D.C.

STAFFORD

FREDERICKSBURG

37 MI

8 MI

