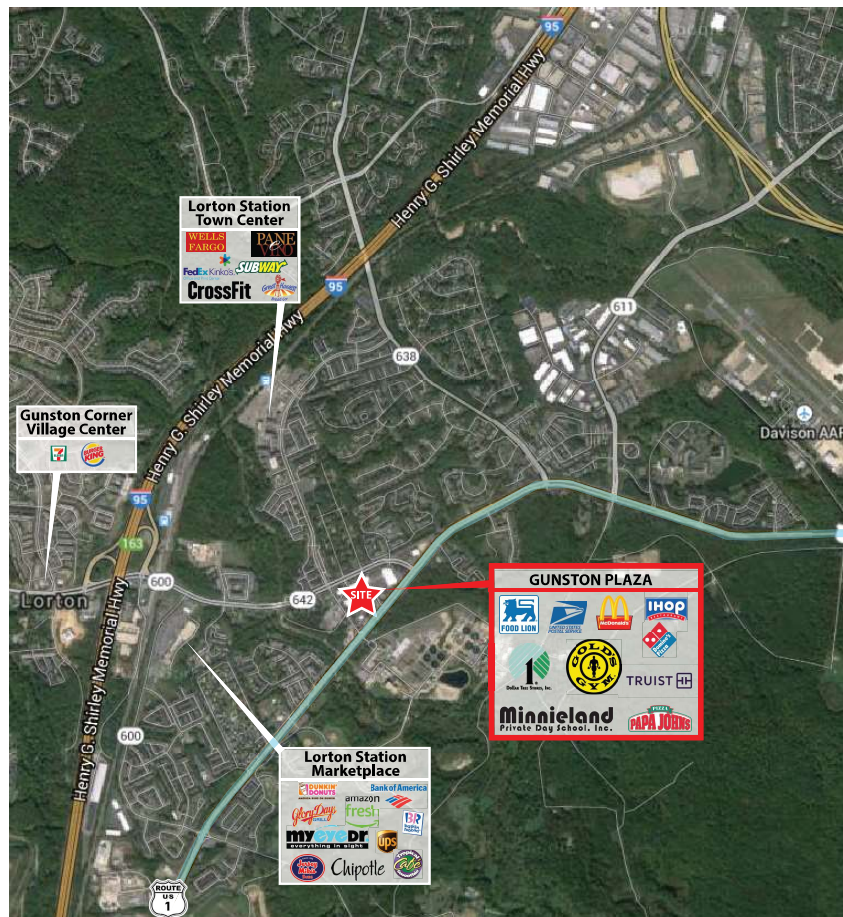




## PROPERTY FEATURES:

- 950 - 4,000 SF RETAIL SPACES FOR LEASE
- Center is anchored by Food Lion and Gold's Gym
- Located directly on Richmond Highway (US Route 1) at Lorton Road and Armistead Road
- Excellent access with seven (7) points of ingress/egress
- High visibility and prominent monument signage on Route 1
- Less than one mile from VRE's Lorton Station and convenient to I-95
- Population growth for the area is projected at 5% over the next 5 years
- Daytime employment within five miles is over 42,000

	Population	Avg HH Income	Daytime Population
1 Mile	14,676	\$132,945	2,876
3 Miles	50,343	\$147,499	19,316
5 Miles	164,472	\$141,456	42,825







7700 - 7760 Gunston Plaza, Lorton, Virginia

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UNIT	SQ FT	TENANT	UNIT	SQ FT	TENANT	UNIT	SQ FT	TENANT
10 / 7784	5,700	IHOP	280 / 7746	2,000	Dr. Demewoz, DDS	1000 / 9400	3,000	Truist
20 / 7780	700	Gunston Flowers	290 / 7744	2,994	Tae Kwon Do			
30 / 7778	2,240	Cigar & Vape	300 / 7742	1,006	America's Best Wings			
40 / 7776	960	Gunston Barber	310 / 7740	2,600	Urgent Care			
50 / 7774	1,600	Father & Son Seafood	320 / 7738	2,520	La Brasa Chicken			
60 / 7772	1,600	Domino's Pizza	330 / 7734	1,000	Taste Beijing			
70 / 7764	7,384	AutoZone	340 / 7730	4,000	Sushi Queen			
70 / 7764-A	1,512	Classic Massage	350 / 7726	11,478	US Post Office			
200 / 776	47,732	Food Lion	<b>360 / 7722</b>	<b>4,000</b>	<b>AVAILABLE</b>			
210 / 7756A	895	Rana Cafe	380 / 7718	2,000	Pho Chateau			
220 / 7756B	700	Hollywood Nails	400 / 7716	350	Geeks & Wireless			
230 / 7756C	1,398	Papa Johns	410 / 7714	8,650	VA DMV			
<b>240 / 7756</b>	<b>950</b>	<b>AVAILABLE</b>	420 / 7708	2,000	Automation Personnel Services			
250 / 7752	5,000	Minnieland Daycare	430 / 7702	2,400	KC Beauty Mart			
260 / 7750	2,000	Town Cleaners	500 / 7700	33,000	Gold's Gym			
270 / 7748	2,000	Wittney Madison Hair / At Witt's End	520 / 7700A	18,527	Dollar Tree			

