

2848 JEFFERSON DAVIS HIGHWAY
Stafford, Virginia 22554



AQUIA
TOWN CENTER



DEVELOPED BY:
MOSAIC
REALTY PARTNERS

[Click here for Drone Video of Site](#)



RENDERINGS



THE FACTS & Demographics

KEY FACTS (5 MILE)

87,529
POPULATION

34.7
MEDIAN AGE

3.15
AVERAGE
HOUSEHOLD SIZE

\$106,230
MEDIAN
HOUSEHOLD INCOME

INCOME



\$141,013
AVERAGE
HOUSEHOLD
INCOME

\$53,629

PER CAPITA
INCOME



\$653,693
MEDIAN
NET WORTH

BUSINESS

2,078
TOTAL
BUSINESSES



23,428
TOTAL
EMPLOYEES



DINE WITH US

SHOP HERE



PLAY AROUND

STOCK UP



25%
SOME
COLLEGE



45%
BACHELOR
GRAD / PROF
DEGREE

EDUCATION

69%
WHITE COLLAR

14%
BLUE COLLAR

17%
SERVICES

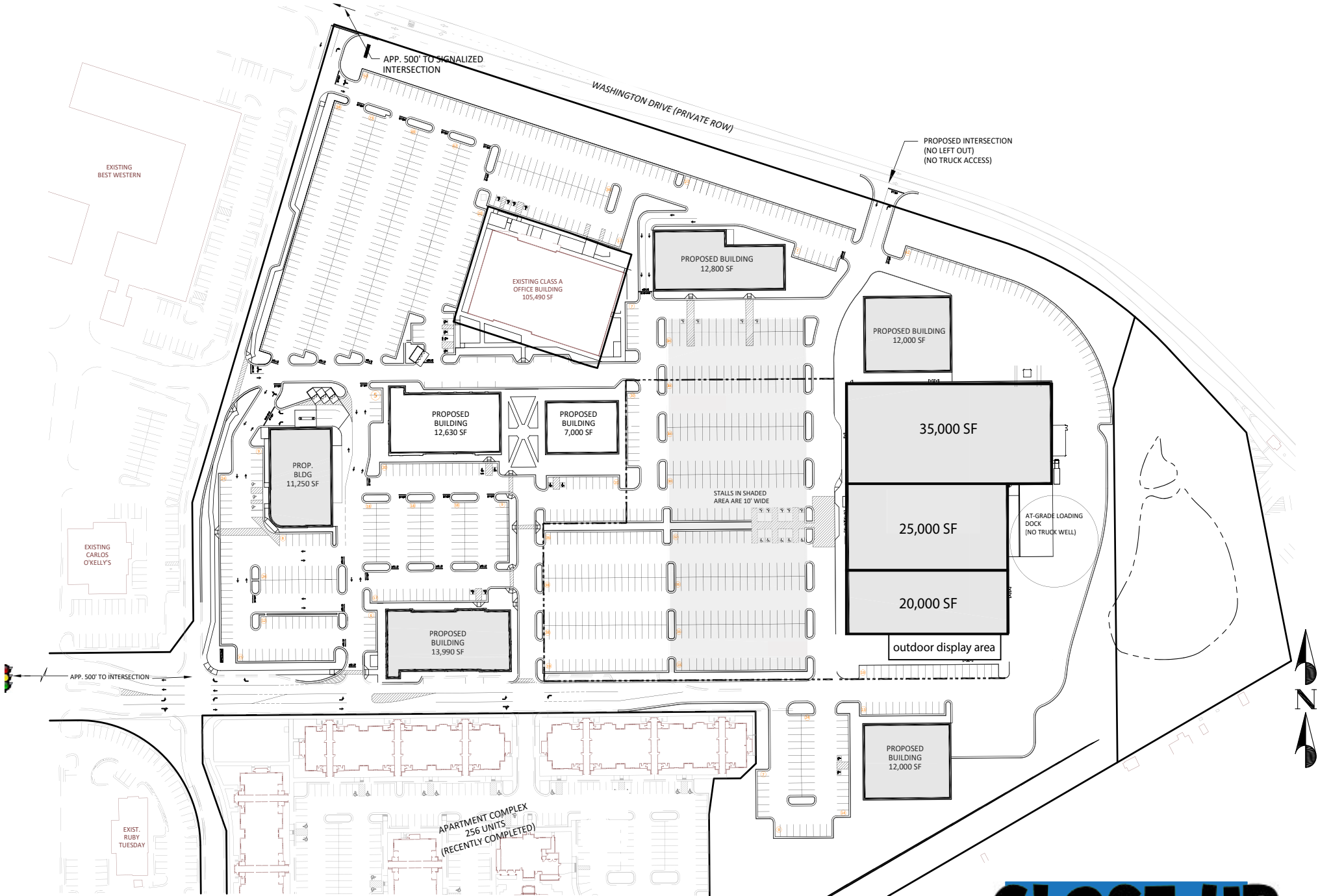
3.4

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

CLOSE UP

aerial



~25 ACRES

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

MARKET

aerial



28,385 people on base

DOC STONE COMMONS SC

Giant
petco
Great Clips
STAPLES
THE HOME DEPOT

BRAFFERTON SHOPPING CTR

Onelife FITNESS
America's Best sweetFROG
WINGS
CHARLEYS
ME
Massage Envy

↑ THE GARRISON 453 UNITS

N. STAFFORD PLAZA

HARBOR FREIGHT
ALDI
MISSION BBQ
BURGER KING
POPEYES
DOLLAR GENERAL
TACCO BELL

Walmart
Marine
Hot Chicken

↑ HAMPTON 40 UNITS

STAFFORD MARKETPLACE

LOWE'S
five BEL'W
KOHLS
PETS MART
SHOPPERS
HomeGoods
TARGET
TJ-maxx
OLD NAVY
BEST BUY
ULTA

↑ RESERVE AT WOODSTOCK 40 UNITS

↑ HILLS OF AQUIA 208 UNITS

↑ AQUIA HARBOR 233 UNITS

↑ AQUIA 15 275 UNITS

AQUIA TOWN CENTER

FORESTON VILLAGE

weis
PETS PLUS
CVS
Pizza Hut



RESIDENTIAL COMMUNITY # OF UNITS

↑ BRETTE PROPERTY 132 UNITS



Mine Rd

Ester Ln

Northampton Blvd

Line Pl

Francis Ct

Lafayette St

Line Pl

↑ EBENEY HILL 1600 UNITS

↑ HAMPTON 40 UNITS

143,000 ADT

697

26,000 ADT

610

68,000 ADT

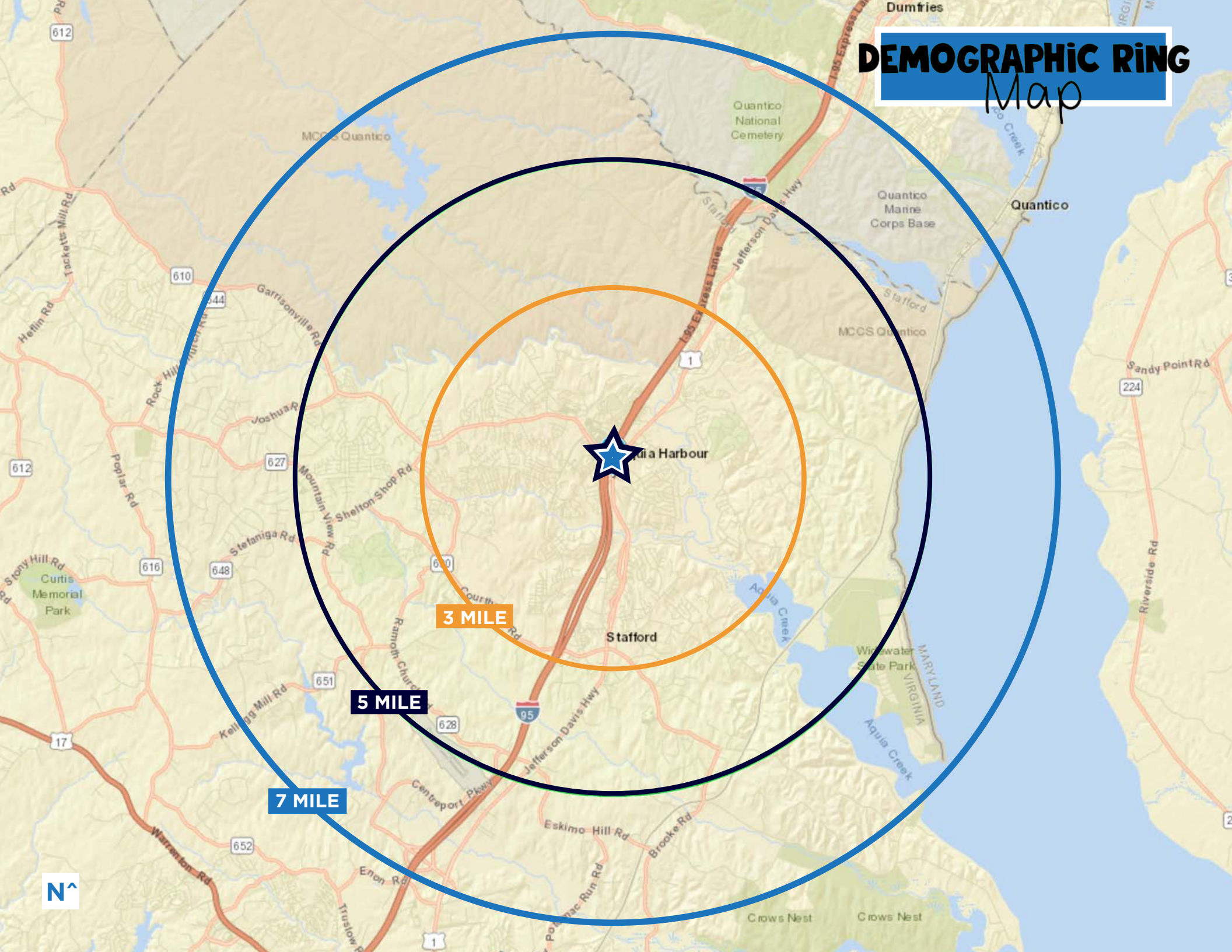
Anna Cove

Spain Dr
Columbus Dr

Aquia Dr



DEMOGRAPHIC RING Map



3 MILE

5 MILE

7 MILE



REGIONAL Map

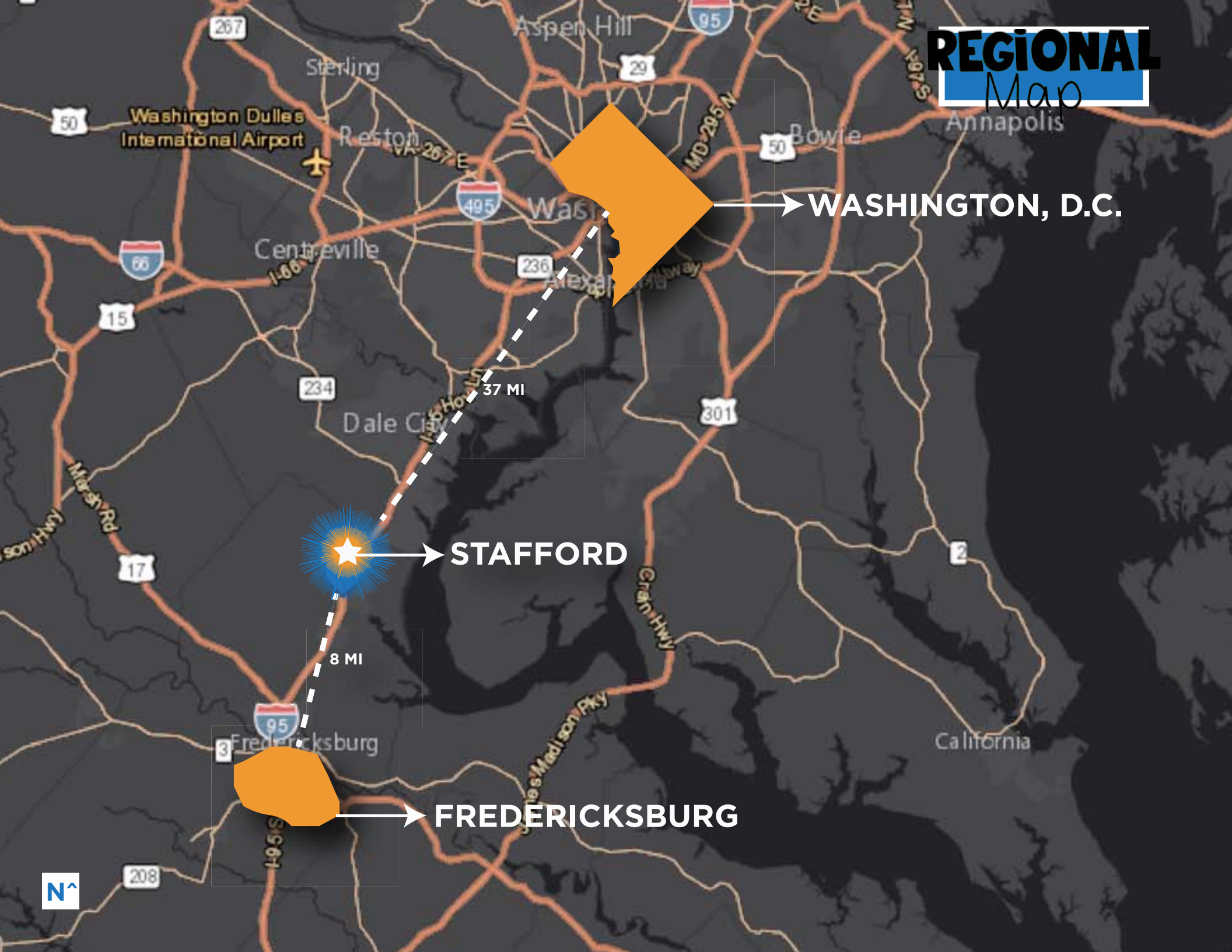
WASHINGTON, D.C.

STAFFORD

FREDERICKSBURG

37 MI

8 MI





AQUIA

TOWN CENTER

FOR MORE INFORMATION
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