

# LORTON STATION TOWN CENTER

3,000 SF RESTAURANT SUITE  
2,000 SF RETAIL SPACE



9020 LORTON STATION BLVD,  
LORTON, VIRGINIA 22079



## ASSET HIGHLIGHTS

**3,000 SF SECOND GENERATION RESTAURANT SUITE AVAILABLE**

**2,000 SF RETAIL SPACE AVAILABLE**

CURRENTLY LOCATED IN A MASTER PLANNED COMMUNITY AND ADJACENT TO VRE STATION WITH AN AVERAGE DAILY RIDERSHIP OF 19,500

DAYTIME POPULATION OF 29,000+ WITHIN A 3-MILE TRADE AREA EXPECTED TO GROW WITH THE PROJECTED ADDITION OF 21,000 NEW JOBS TO FORT BELVOIR

ADJACENT TO LORTON PROFESSIONAL CENTER, WHICH OPENED IN 2009 AND FEATURES 36,000 SF OF MEDICAL OFFICE SPACE



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2,000 SF RETAIL SPACE

## RETAIL MAP & INFO



## 3 mile demographic information

POPULATION: 59,811

AVG. HOUSEHOLD INCOME: \$130,727

HOUSEHOLDS: 20,286

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