



# 9517

Workhouse Way  
Lorton, VA 22079

WORKHOUSE CAMPUS: Adaptive reuse of more than 211,000 SF within 25 historic structures and construction of more than 60,000 SF in four new structures to include an expansive quad and over 1,000 parking spaces

## Property Highlights

- 4,500 SF available with 2,500 SF on first floor and 2,000 SF on second floor.
- Neighboring tenant includes Bunnyman Brewery
- Creative Open-Air Concept buildings
- Part of the Workhouse Arts Campus redevelopment
- Great visibility from Ox Road with 45,000 vehicles per day
- Incredible demographics with an average household income of \$248,013 within 1 mile of the site
- Located less than 10 minutes from Interstate-95 with 230,000 VPD

## Demographics

	1 mi	3 mi	5 mi
Population	782	75,433	183,202
Average HH Income	\$248,013	\$138,800	\$146,447
Households	244	25,836	62,330
Employees	457	15,125	66,391
Median Age	46.3	37.4	37.7

**Andy Corno**

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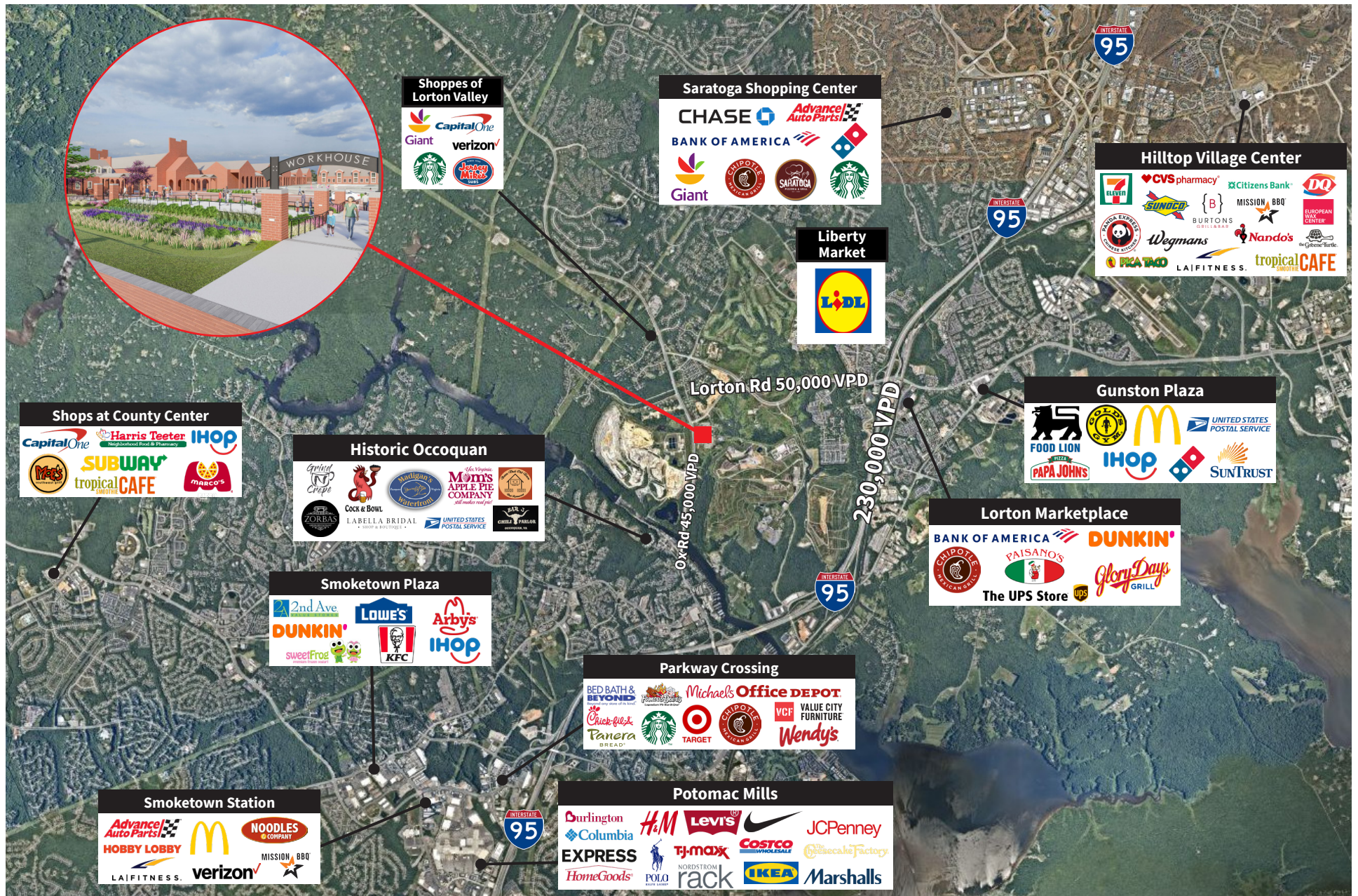
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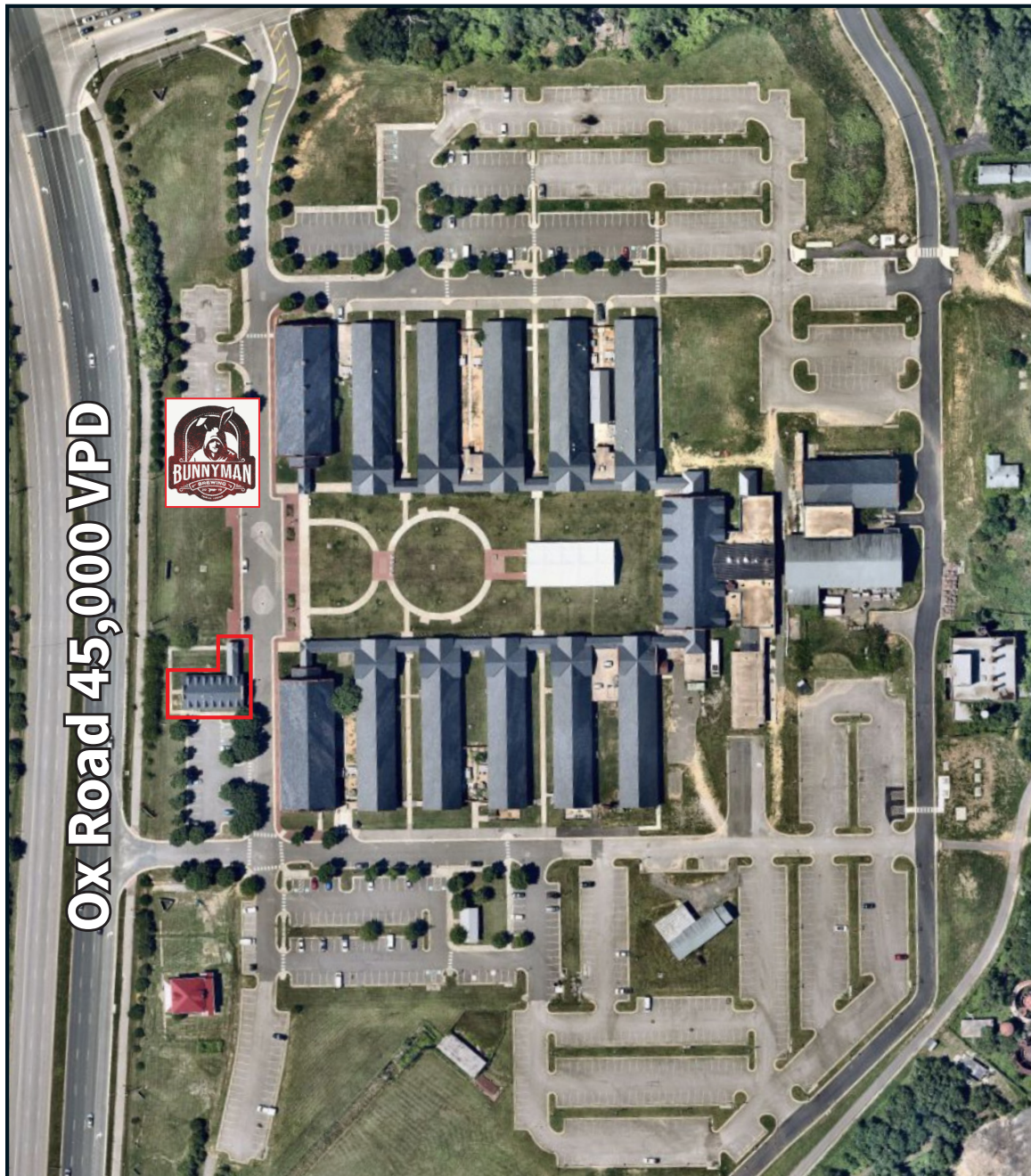


# Area Retailers





# Site Area



9517 Workhouse Way





# Site Area



## Contact Us

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# Floor plans



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