



NEARBY RETAILERS



RETAIL FOR LEASE

- Proposed retail shopping center with pad sites, anchor space, and inline space
- Warrenton Rd (70,000 ADT) and Village Parkway (8,900 ADT)
- Adjacent to new Stafford County High School opening in August 2025 with 2,150 Students, and new elementary school opening in 2026 in 964 students.
- Close proximity to University of Mary Washington, Stafford Lakes residential development, GEICO Corporate office with 7,505 employees and many retailers including Walmart and LIDL
- Ground leases and built to suit opportunities are available
- Zoning: B2

LOCATION

WEST STAFFORD PLAZA

WARRENTON RD. (ROUTE 17) & STAFFORD PLAZA DR, FREDERICKSBURG, VA 22406, STAFFORD COUNTY



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	4,166	20,980	47,023
Daytime Population	5,116	13,060	29,289
Households	1,449	7,862	17,011
Average HH Income	\$162,031	\$132,937	\$128,804

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Warrenton Road (Route 17)	70,000 ADT
Village Parkway	8,900 ADT

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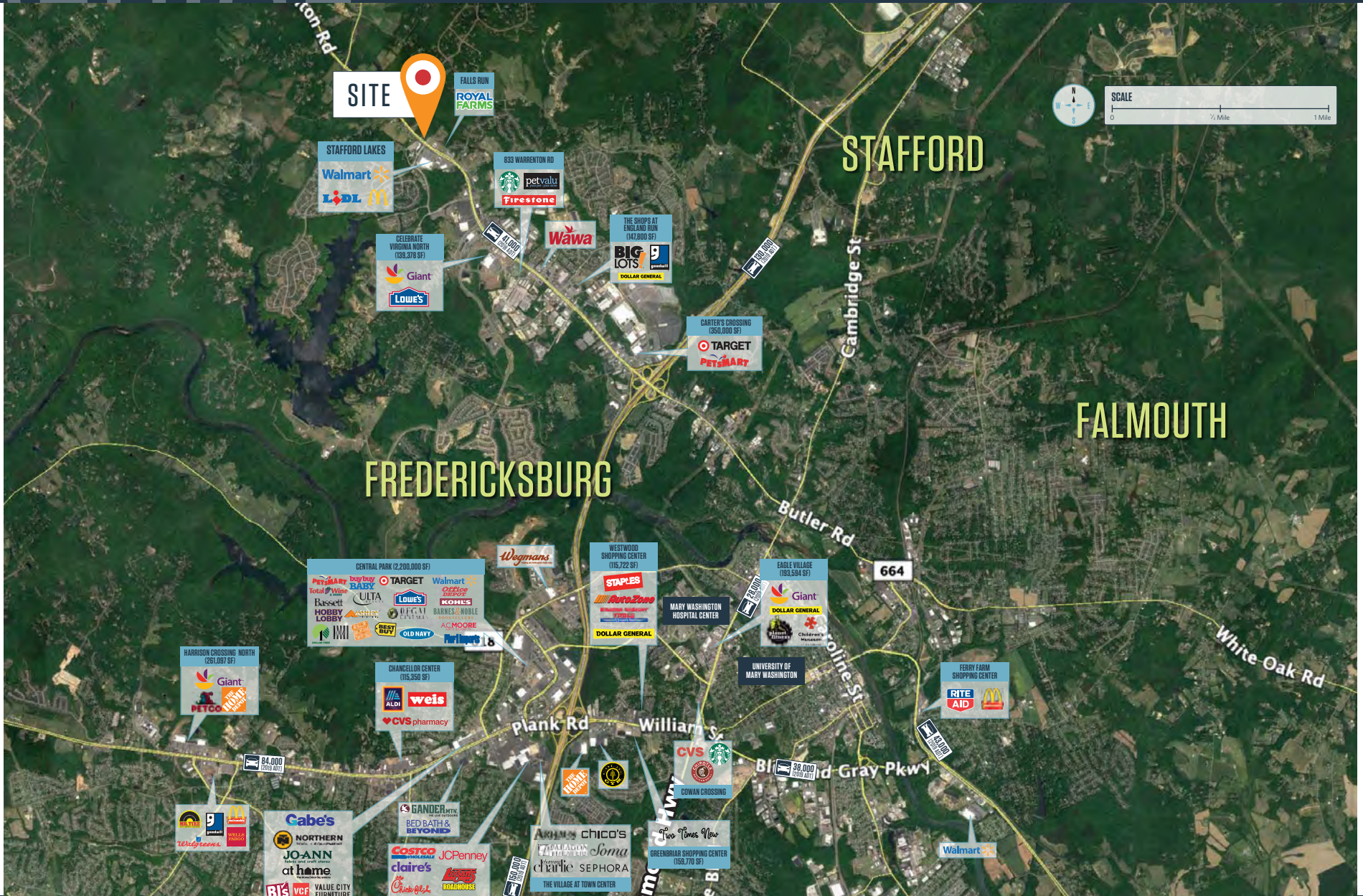
CASTO

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AERIAL

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CLOSE UP

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**ROAD EXTENSION
TO NEW HIGH SCHOOL #6
PROPOSED OPENING AUGUST 2025
294,000 GSF | 2,150 STUDENTS**

**TO NEW ELEMENTARY
SCHOOL #18
PROPOSED OPENING FALL 2026
100,000 GSF | 964 STUDENTS**

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SITE PLAN

WEST STAFFORD PLAZA

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FOR MORE INFORMATION, PLEASE CONTACT:

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