

STAFFORD MARKETPLACE

1425 - 1475 Stafford Marketplace, Stafford, VA 22556
Stafford County

ANCHOR SPACE
AVAILABLE



RETAIL FOR LEASE

JOIN:  **TARGET**

 **ROSS**
DRESS FOR LESS



T.J. maxx

Michaels

OWNED AND MANAGED BY:

THE PENCE GROUP

- Available anchor retail space in an 800,000 SF power center.
- Stafford County consistently ranks in top 20 wealthiest localities in the USA with a median household income of \$119,818, and is currently the 4th wealthiest county in Virginia (U.S. Census Bureau).
- Population Growth:
Annual growth rate roughly 1.7% population (out-paces region).
139,000+ millennials = 13%
- Highly Educated:
45% of population has bachelor's degree or higher (or military equivalent).
- Home Ownership:
The median listing home price in Stafford, VA is \$569.5k. Trending up 7.8% year over year.

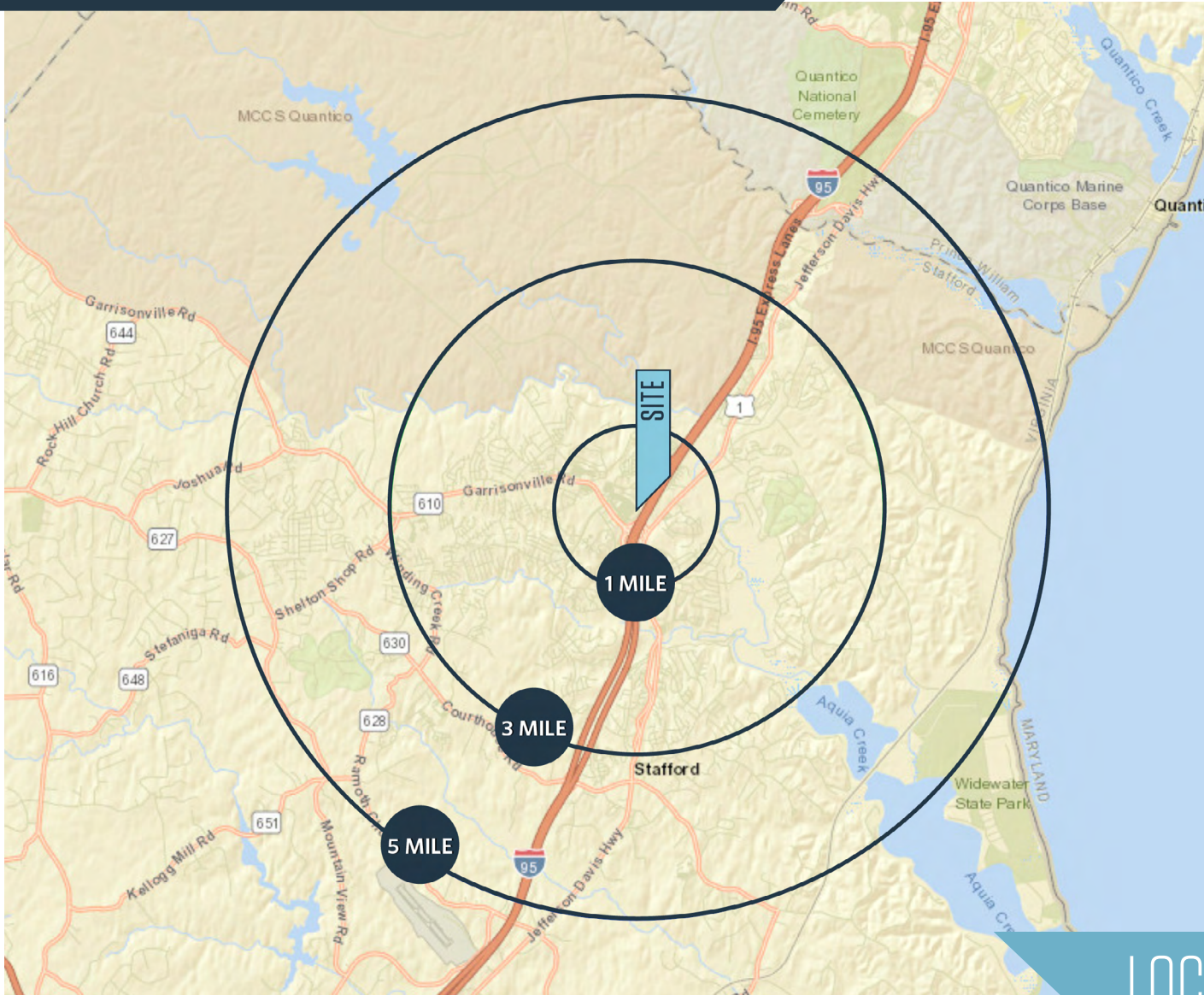
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

STAFFORD MARKETPLACE

1425 - 1475 Stafford Marketplace, Stafford, VA 22556
Stafford County



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population 12,640	61,825	86,545
Daytime Population 13,047	44,891	73,878
Households 4,258	19,163	26,718
Average HH Income \$117,896	\$155,572	\$160,798

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

I-95	145,582 ADT
Garrisonville Rd.	72,170 ADT

LOCATION & DEMOGRAPHICS

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

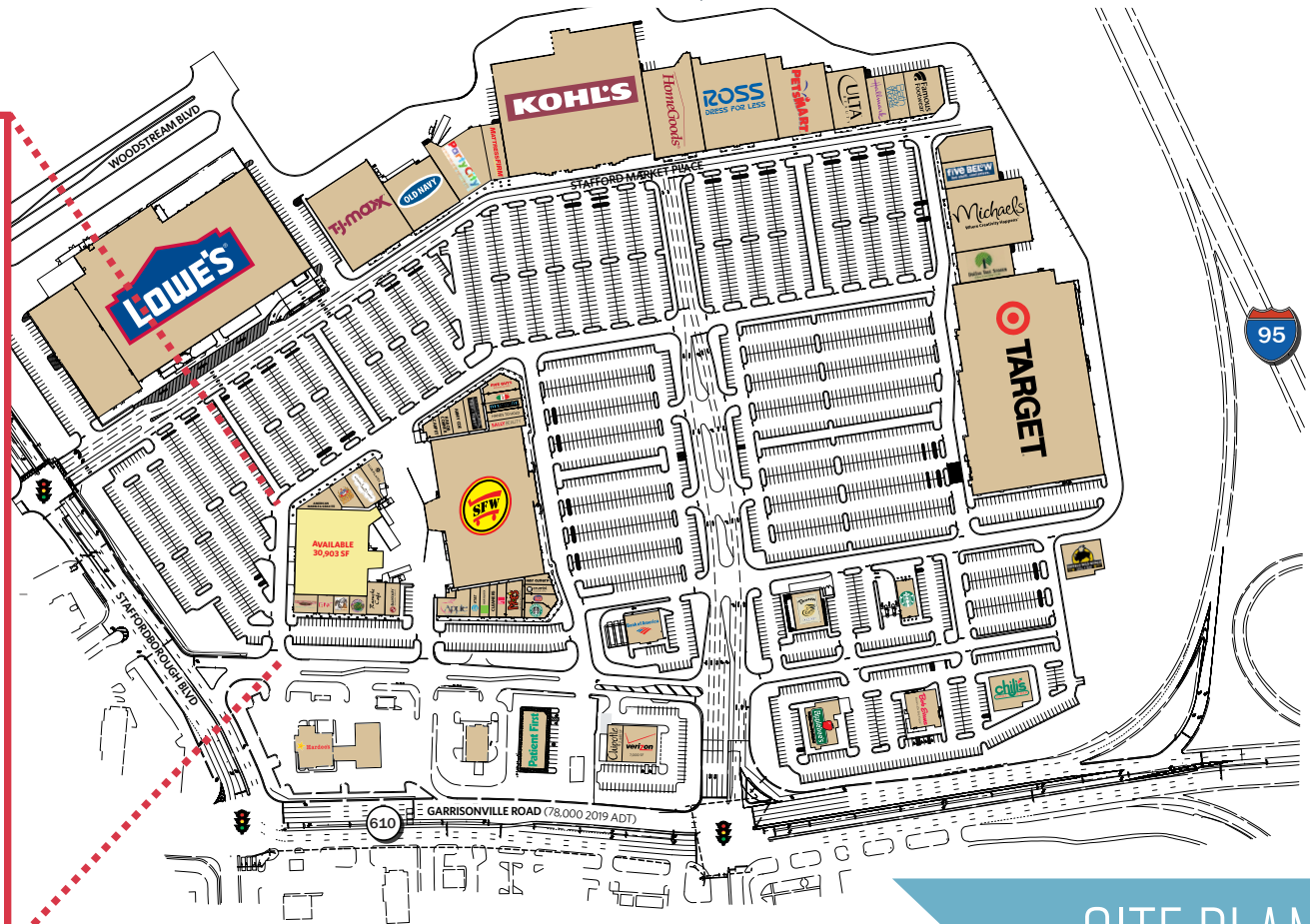
klnb

STAFFORD MARKETPLACE

1425 - 1475 Stafford Marketplace, Stafford, VA 22556
Stafford County

SUITE	SIZE	RATE	DELIVERY	TIMING
1455	30,903 SF	MARKET*	"AS-IS" (CURRENTLY OPERATING AS BEST BUY)	BEST BUY'S TERM EXPIRES JAN 31, 2024, SO SPACE WILL BE AVAILABLE FEB 1, 2024.

*EST. NNN: \$5.32 PSF



SITE PLAN

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



STAFFORD MARKETPLACE

1425 - 1475 Stafford Marketplace, Stafford, VA 22556
Stafford County



SUITE	SIZE	RATE	DELIVERY	TIMING
1455	30,903 SF	MARKET*	"AS-IS" (CURRENTLY OPERATING AS BEST BUY)	BEST BUY'S TERM EXPIRES JAN 31, 2024, SO SPACE WILL BE AVAILABLE FEB 1, 2024.

*EST. NNN: \$5.32 PSF

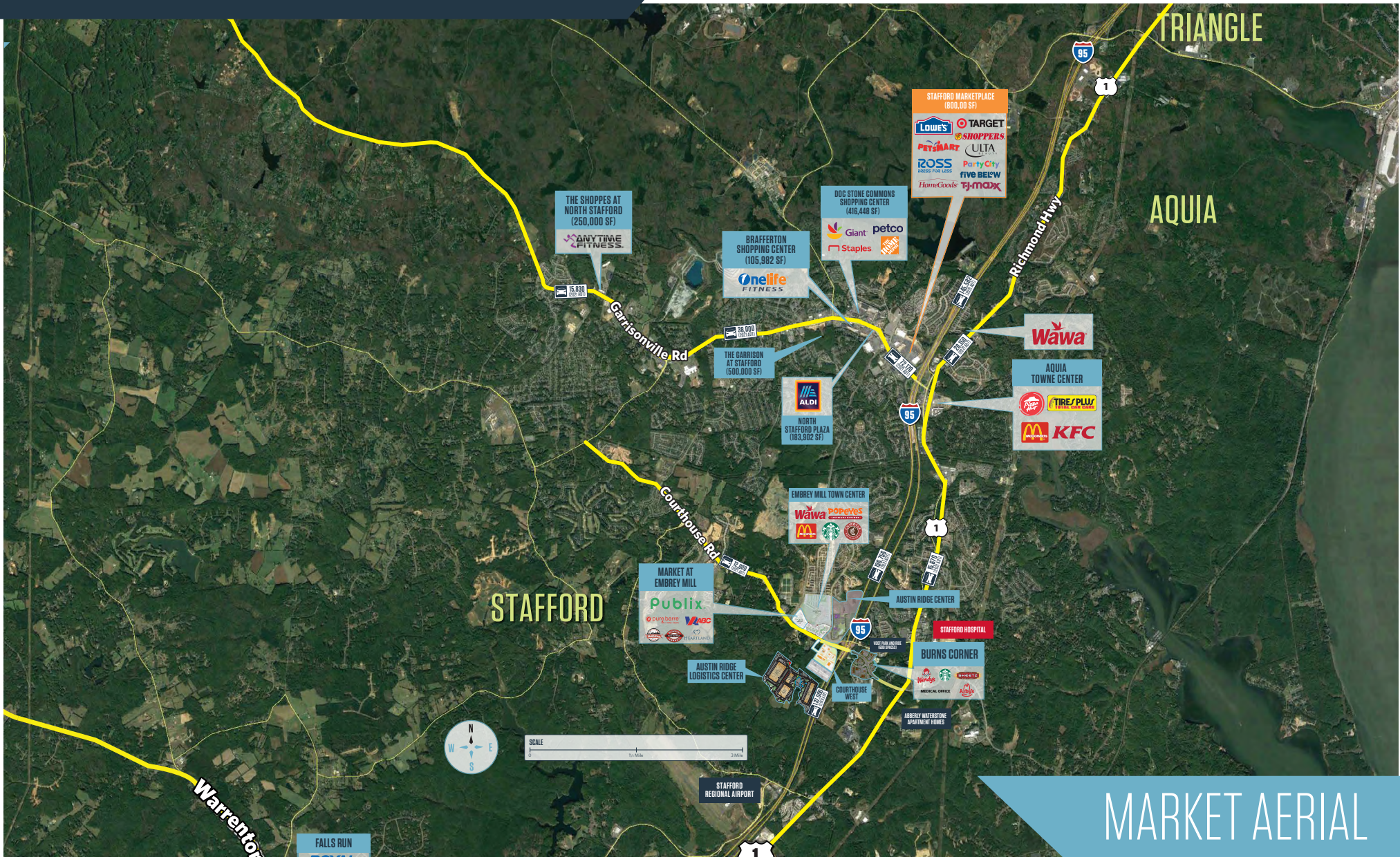
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



STAFFORD MARKETPLACE

1425 - 1475 Stafford Marketplace, Stafford, VA 22556
Stafford County



Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

STAFFORD MARKETPLACE

1425 - 1475 Stafford Marketplace, Stafford, VA 22556
Stafford County



PHOTOS

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

STAFFORD MARKETPLACE

1425 - 1475 Stafford Marketplace, Stafford, VA 22556
Stafford County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb