

NOW OPEN!



STAFFORD LAKES



PAD FOR GROUND LEASE OR 6,300 SF RETAIL SPACE FOR LEASE

1,272 SF AVAILABLE

LOT 4 1.30 AC AVAILABLE

LOT 3 1.50 AC AVAILABLE

LOT 1 1.22 AC AVAILABLE

FALLS RUN

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

JOIN THESE RETAILERS



SHERWIN WILLIAMS

ROYAL FARMS

Great Clips

RETAIL FOR LEASE

- Prime pad sites available with frontage on Warrenton Road (Route 17).
- 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.
- New high school #6 (294,000 GSF) proposed opening August 2025 (2,150 students).
- New elementary school #18 (100,000 GSF) Proposed opening Fall 2026 (964 students)

AVAILABLE INLINE SPACE & PADS

SIZE	RATE	CONDITION	TIMING
1,272 SF	\$28 PSF NNN*	COLD DARK SHELL & NO TI	IMMEDIATE
TO ACCOMMODATE UP TO 6,300 SF	"MARKET"	ROUGH-GRADED WITH ALL UTILITIES OR BUILD TO SUIT	IMMEDIATE
LOT 1 (1.22 AC)	"MARKET"	ROUGH-GRADED WITH ALL UTILITIES	IMMEDIATE
LOT 3 (1.50 AC)	"MARKET"	ROUGH-GRADED WITH ALL UTILITIES	IMMEDIATE
LOT 4 (1.30 AC)	"MARKET"	ROUGH-GRADED WITH ALL UTILITIES	IMMEDIATE

*Est. NNN: \$6.00 PSF

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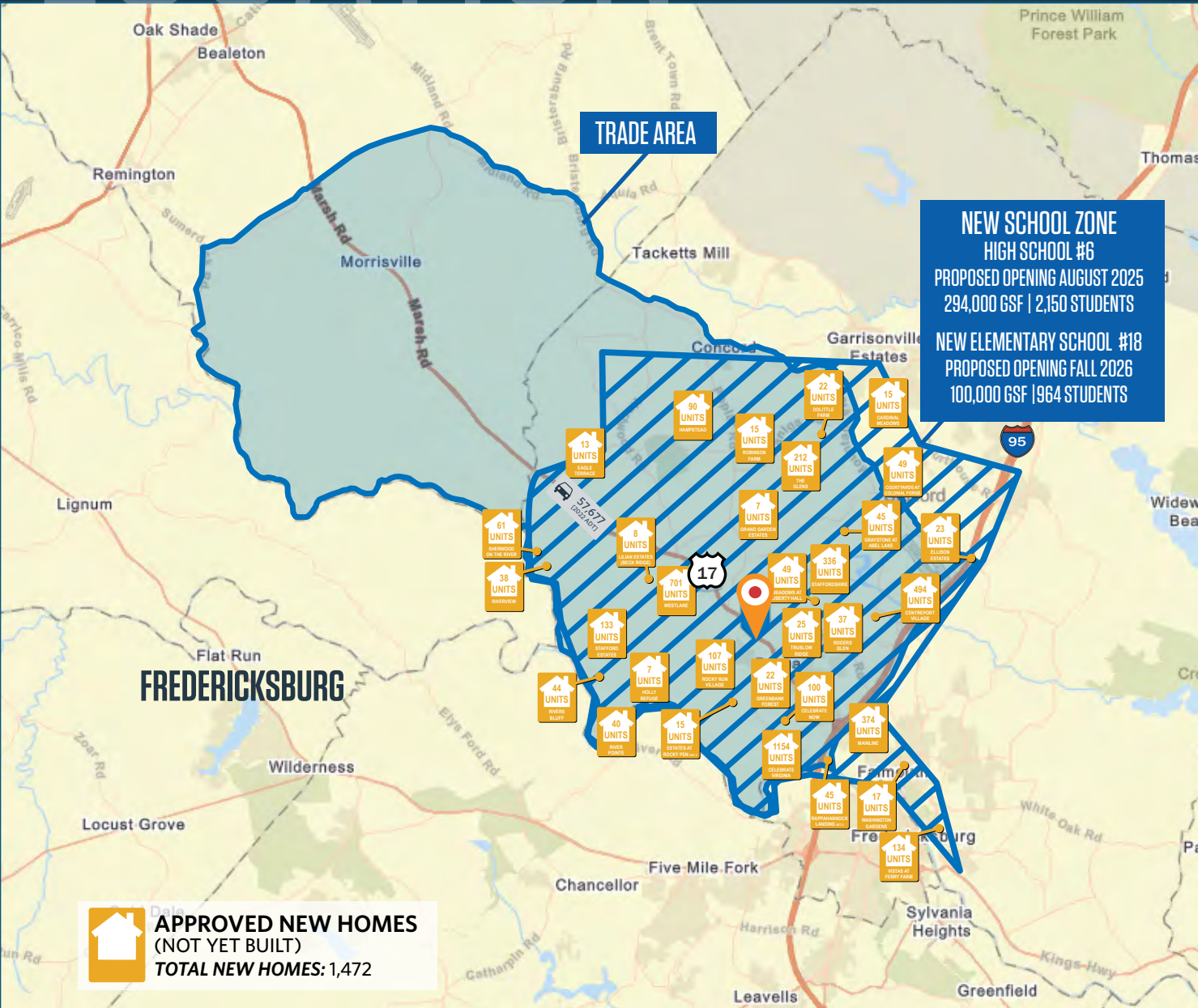


CLICK HERE TO WATCH VIDEO OF PROPERTY

LOCATION

STAFFORD LAKES & FALLS RUN

WARRENTON RD. (ROUTE 17) & VILLAGE PARKWAY, FREDERICKSBURG, VA 22406, STAFFORD COUNTY



TRADE AREA DEMOGRAPHICS (2023)

SEE ADJACENT MAP

Population
54,650

Daytime Population
60,771

Households
20,108

Average HH Income
\$134,071

5 & 10 MILE DEMOGRAPHICS (2022)

	5 MILES	10 MILES
Population	44,349	257,868
Daytime Population	48,137	234,180
Households	16,096	88,983
Average HH Income	\$130,555	\$141,571

Total Homes: 27,844

[CLICK TO DOWNLOAD TRADE AREA DEMOS](#)

[CLICK TO DOWNLOAD DEMOS FOR SCHOOL ZONE](#)

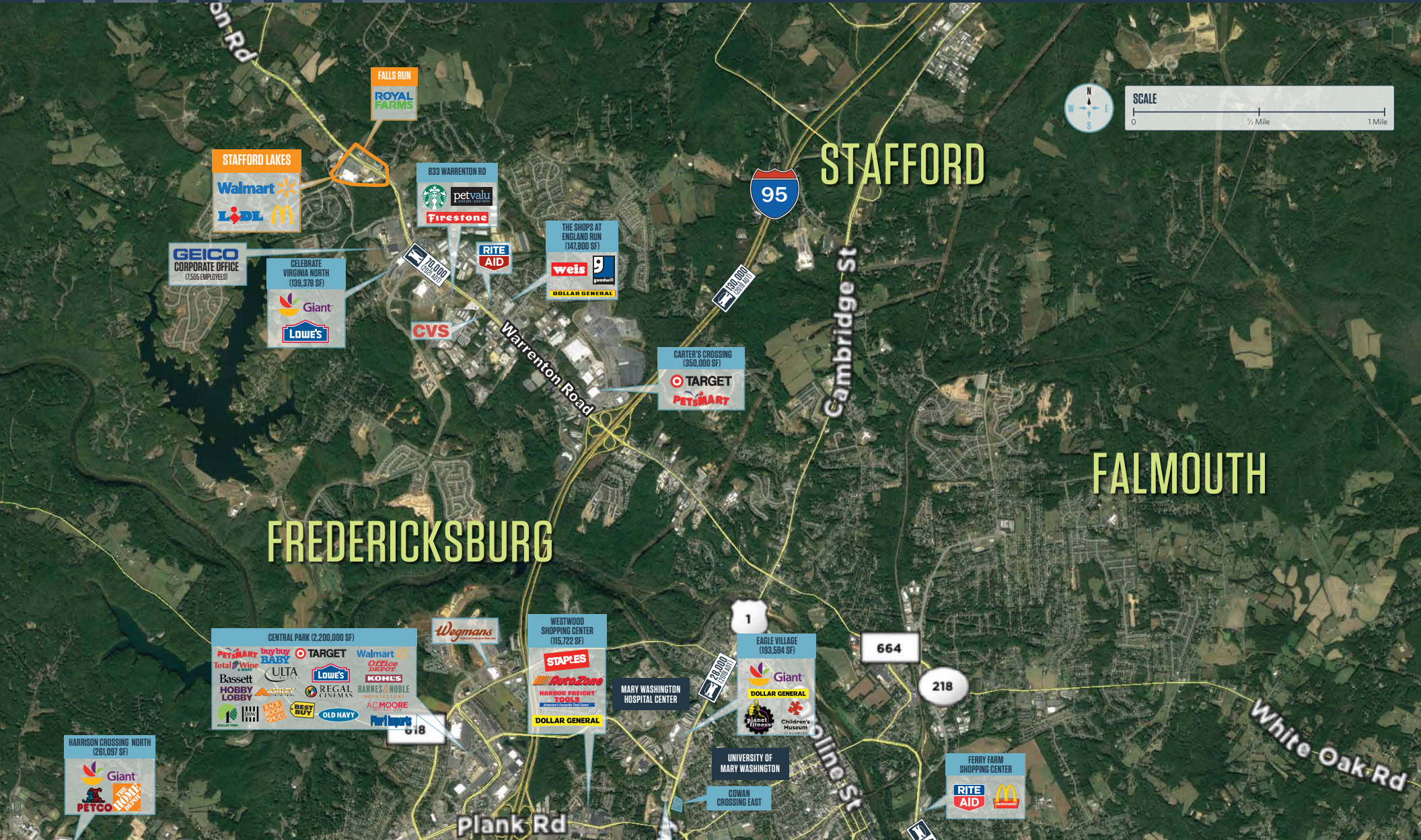
TRAFFIC COUNTS | 2022:

Warrenton Road (Route 17)	57,677 ADT
Village Parkway	9,904 ADT

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CLOSE UP

STAFFORD LAKES & FALLS RUN

WARRENTON RD. (ROUTE 17) & VILLAGE PARKWAY, FREDERICKSBURG, VA 22406, STAFFORD COUNTY



STAFFORD LAKES



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PROPOSED OPENING AUGUST 2025
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TO NEW ELEMENTARY SCHOOL #18
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100,000 GSF | 964 STUDENTS

FALLS RUN

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NEW HIGH SCHOOL DEVELOPMENT

STAFFORD LAKES & FALLS RUN

WARRENTON RD. (ROUTE 17) & VILLAGE PARKWAY, FREDERICKSBURG, VA 22406, STAFFORD COUNTY



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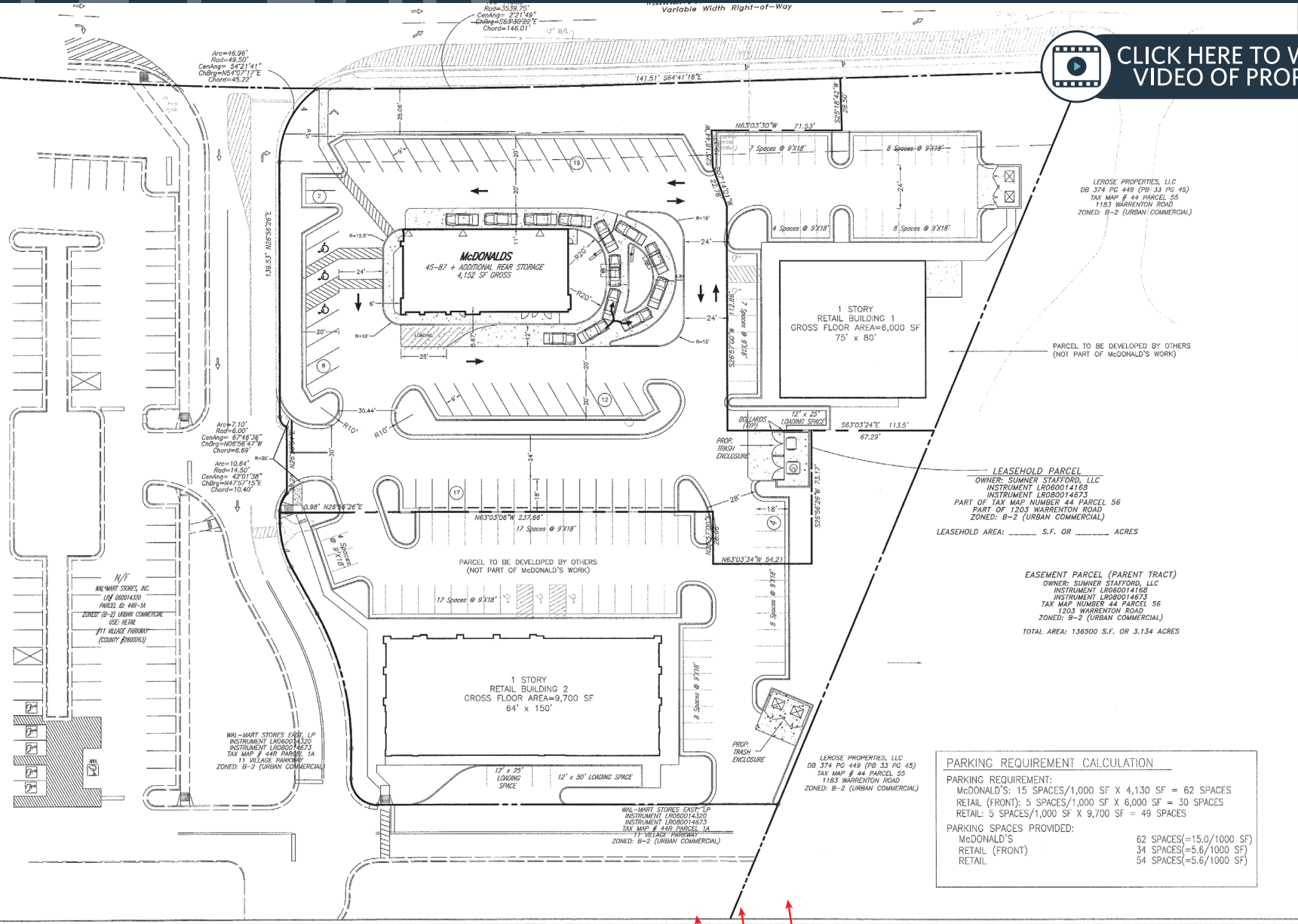
SITE PLAN

STAFFORD LAKES & FALLS RUN

WARRENTON RD. (ROUTE 17) & VILLAGE PARKWAY, FREDERICKSBURG, VA 22406, STAFFORD COUNTY



CLICK HERE TO WATCH VIDEO OF PROPERTY



LAYOUT PLAN
SUMNER STAFFORD LLC

STAFFORD COUNTY, VIRGINIA

DATE:	10-15-14
SCALE:	1" = 25'
DESIGNED BY:	
DRAWN BY:	LT
CHECKED BY:	
FILE NAME:	20504-3
JOB NO.:	20504-3
PLAN NO.:	

1

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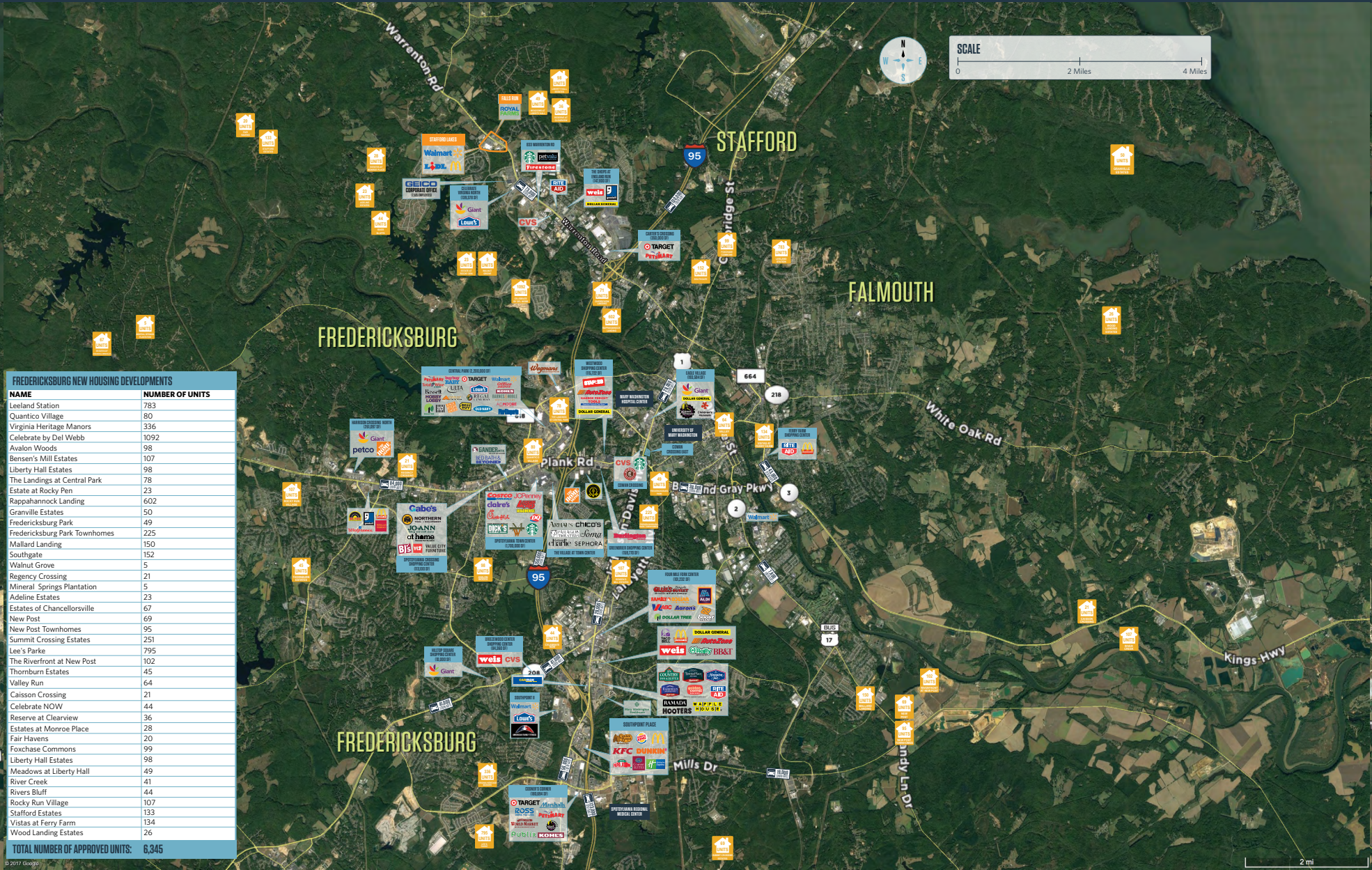
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HOUSING MAP

STAFFORD LAKES & FALLS RUN

WARRENTON RD. (ROUTE 17) & VILLAGE PARKWAY, FREDERICKSBURG, VA 22406, STAFFORD COUNTY



FREDERICKSBURG NEW HOUSING DEVELOPMENTS	
NAME	NUMBER OF UNITS
Leeland Station	783
Quantico Village	80
Virginia Heritage Manors	336
Celebrate by Del Webb	1092
Avalon Woods	98
Bensen's Mill Estates	107
Liberty Hall Estates	98
The Landings at Central Park	78
Estate at Rocky Pen	23
Rappahannock Landing	602
Granville Estates	50
Fredericksburg Park	49
Fredericksburg Park Townhomes	225
Mallard Landing	150
Southingate	152
Walnut Grove	5
Regency Crossing	21
Mineral Springs Plantation	5
Adeline Estates	23
Estates of Chancellorsville	67
New Post	69
New Post Townhomes	95
Summit Crossing Estates	251
Lee's Parke	795
The Riverfront at New Post	102
Thornburn Estates	45
Valley Run	64
Caisson Crossing	21
Celebrate NOW	44
Reserve at Clearview	36
Estates at Monroe Place	28
Fair Havens	20
Foxchase Commons	99
Liberty Hall Estates	98
Meadows at Liberty Hall	49
River Creek	41
Rivers Bluff	44
Rocky Run Village	107
Stafford Estates	133
Vistas at Ferry Farm	134
Wood Landing Estates	26
TOTAL NUMBER OF APPROVED UNITS:	6,345

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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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