

# BRAFFERTON CENTER

Garrisonville Rd. & Brafferton Blvd., Stafford, VA 22556  
Stafford County



JUST SIGNED!



**Onelife FITNESS**

315

## RETAIL FOR LEASE

JOIN: **Onelife FITNESS** **DUNKIN'**

**sweetFrog**  
premium frozen yogurt

BASKIN **BR** ROBBINS

**H&R BLOCK**

**T-Mobile**

**5STAR**



**Dog Krazy**  
www.dogkrazy.com

**AVIS**

**America's Best WINGS**

- Anchored by strong regional fitness center, Onelife Fitness.
- Located off I-95, one exit south of Quantico Marine Corps Base which has over 140,000 personnel, civilians & family members.
- Located on Garrisonville Road - the busiest retail corridor in Stafford County.
- Stafford County is currently the 17th wealthiest locality in the United States, and is currently the 5th wealthiest county in Virginia.
- 25 miles south of the Washington D.C. Beltway.
- Highly educated - 60% of the population has a bachelor's degree or higher.

### AVAILABLE SPACE

| SIZE                  | RATE         | DELIVERY CONDITION            | TIMING OF AVAILABILITY                   |
|-----------------------|--------------|-------------------------------|------------------------------------------|
| 1,411 SF              | "MARKET" NNN | END-CAP WITH DRIVE-THRU       | IMMEDIATE                                |
| 1,400 SF              | "MARKET" NNN | "AS-IS"/NEGOTIABLE            | IMMEDIATE                                |
| 2,000 SF              | "MARKET" NNN | Vanilla Shell                 | WITHIN 60 DAYS OF A FULLY EXECUTED LEASE |
| 5,251 SF              | "MARKET" NNN | "AS-IS" (Former Massage Envy) | WITHIN 60 DAYS OF A FULLY EXECUTED LEASE |
| *EST. NNN: \$6.33 PSF |              |                               |                                          |

**Forrest H. Morrill**  
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**Dallon L. Cheney**  
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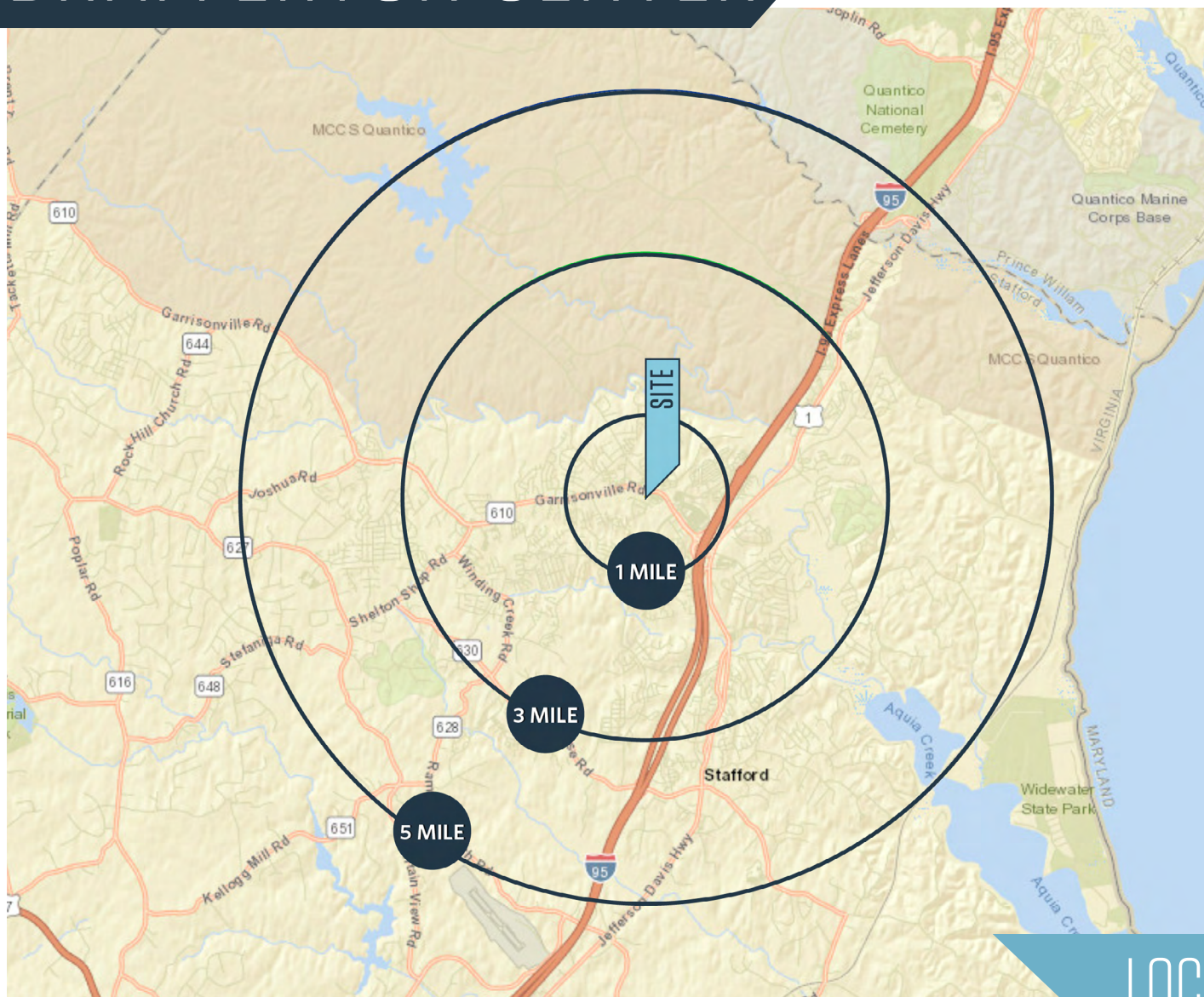
8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
**klnb.com**

**klnb**



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## DEMOGRAPHICS | 2023:

| 1-MILE                         | 3-MILE    | 5-MILE    |
|--------------------------------|-----------|-----------|
| Population<br>13,777           | 58,154    | 87,273    |
| Daytime Population<br>13,797   | 43,266    | 73,824    |
| Households<br>4,560            | 18,040    | 27,040    |
| Average HH Income<br>\$118,255 | \$158,776 | \$162,900 |
| Median Age<br>32.3             | 34.0      | 35.0      |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2021:

|                    |            |
|--------------------|------------|
| Garrisonville Road | 72,170 ADT |
|--------------------|------------|

## LOCATION & DEMOGRAPHICS

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SITE PLAN

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# LOD



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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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