

THE GARRISON at Stafford

425 GARRISONVILLE ROAD | STAFFORD, VA 22556 | STAFFORD COUNTY, VA



DEVELOPED BY:

THE PENCE GROUP

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MARKET FACTS AND AERIAL

WHERE IN THE WORLD IS STAFFORD, VA?

- 25 Miles South of the Washington DC Beltway.
- Southern anchor of the Washington Metro Area with a gross regional product of \$425B.
- Unique travel patterns due to North/South Infrastructure (Traditional concentric circles do not apply in Stafford).
- I-95 “Hot Lane” terminous at Exit 143 (Garrisonville Road).

WHY OPEN IN STAFFORD, VA?

- Stafford County consistently ranks in the top 20 wealthiest localities in the USA with a median household income of \$121,946 (ESRI), and is currently the 6th wealthiest county in Virginia.
- Stafford is the third fastest-growing county in Virginia
- Stafford County has seen a 16% increase in population since 2010
 - Current population: 156,900
- Stafford is home to the most veterans of any comparable locality.

Stafford County is comprised of 277 square miles. The county offers a businiess-friendly environment. Low business and real estate tax rates are designed to promote commerical growth and expand job opportunities for citizens.

In addition to the existing VRE, Stafford Airport, and I-95 Express Lanes, approximately \$55M in transportation improvements are planned between 2019-2028.



HOUSING AND DEMOGRAPHICS

DEMOGRAPHICS (2023)

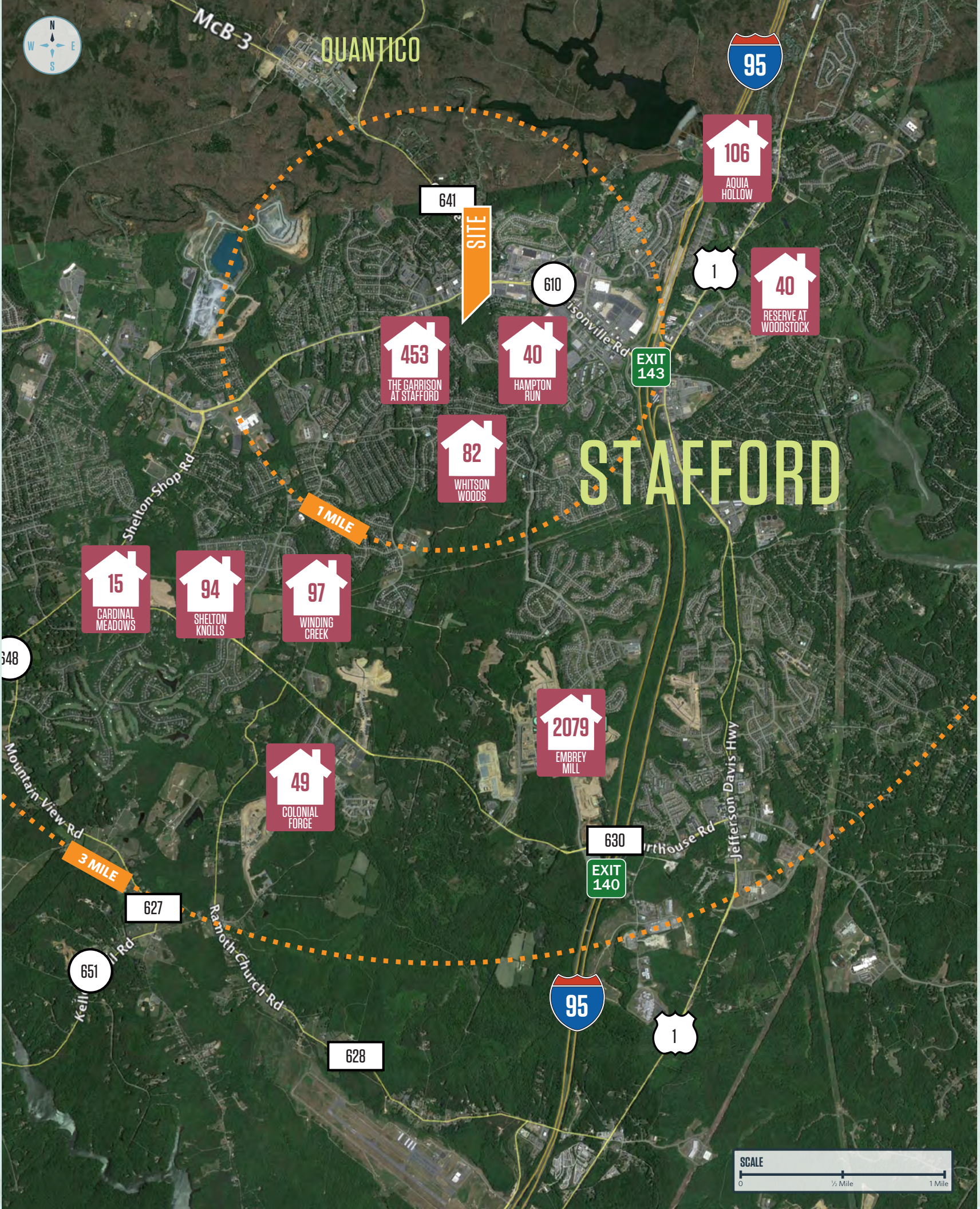
	1 MILE	3 MILE	5 MILE
POPULATION	11,365	56,947	88,053
MEDIAN HH INCOME	\$94,549	\$120,217	\$122,943
DAYTIME POPULATION	11,364	42,861	74,189

 = NEW HOME GROWTH
(adding to the 2023 demographics)

TRAFFIC COUNTS (2022)



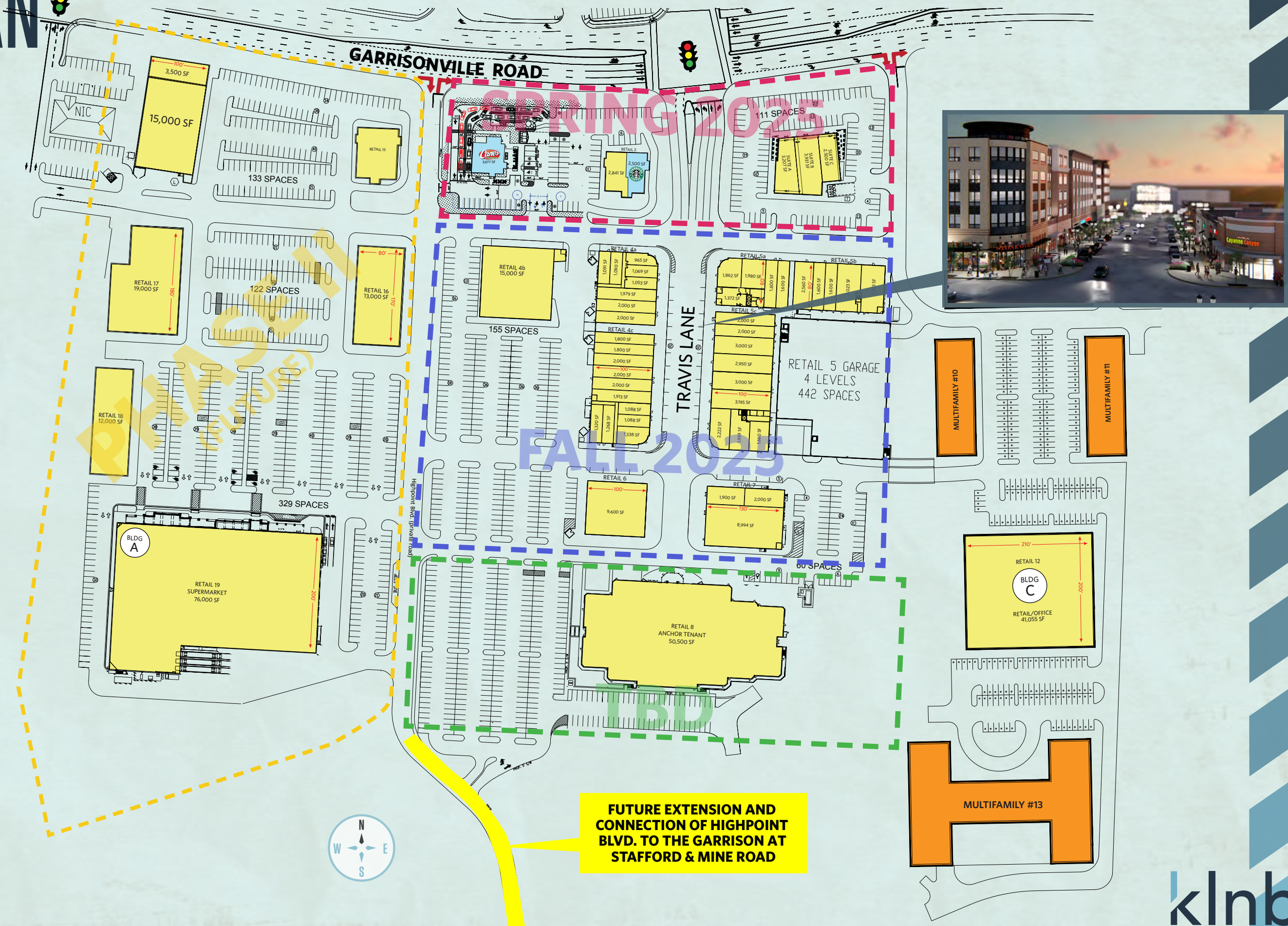
I-95	164,161 ADT
GARRISONVILLE ROAD (ROUTE 3610)	
TRAVIS LANE TO ROUTE 95	67,892 ADT
KINGSLAND DRIVE TO TRAVIS LANE	52,811 ADT



AERIAL EMBEDDED SITE PLAN



SITE PLAN



TIMING FOR OPENING

- PADS: SPRING 2025
- STREET RETAIL: FALL 2025
- ANCHOR TENANT: TBD
- PHASE II GRAND OPENING: FUTURE

EST NNN: \$5.50 PSF

THE GARRISON at Stafford

- TOTAL RETAIL:** 500,000 SF
- TOTAL MULTIFAMILY:** 453 UNITS
- TOTAL PARKING:** 4 PER 1,000, + REQUIRED PARKING FOR RESIDENTIAL & OFFICE USES

FUTURE EXTENSION AND CONNECTION OF HIGHPOINT BLVD. TO THE GARRISON AT STAFFORD & MINE ROAD

RENDERINGS



Looking south down Travis Lane (newly extended)

RENDERINGS



RENDERINGS



Building 4



Building 7



Building 4



Building 6

ELEVATIONS



Building 5 South Elevation



Building 5 East Elevation

ELEVATIONS



Building 5 West Elevation



Building 5 North Elevation

ELEVATIONS



Building 4B East Elevation

Building 4A East Elevation

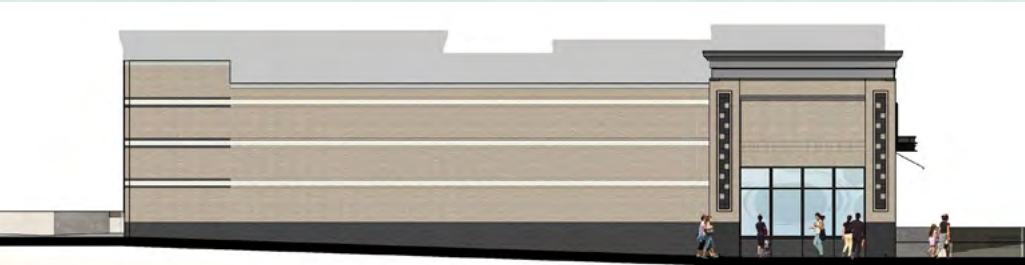


Building 4A West Elevation

Building 4B West Elevation



Building 4A North Elevation



Building 4A South Elevation



Building 4B South Elevation

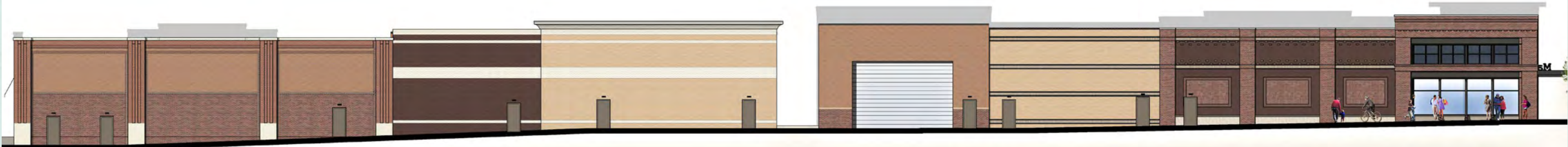


Building 4B North Elevation

ELEVATIONS



Building 6 North Elevation



Building 6 South Elevation



Building 6 West Elevation



Building 6 East Elevation



ELEVATIONS



Building 7 West Elevation



Building 7 North Elevation



Building 7 East Elevation



Building 7 South Elevation

STAFFORD RETAIL DEMAND OUTLOOK



Retail Demand Outlook

425 Garrisonville Rd, Stafford, Virginia, 22554
Ring: 1 mile radius

Prepared by KLNBRetail
Latitude: 38.47465
Longitude: -77.42826

Top Tapestry Segments	Percent	Demographic Summary	2023	2028
Up and Coming Families (7A)	42.1%	Population	11,365	12,027
Home Improvement (4B)	26.7%	Households	3,751	4,007
Bright Young Professionals (8C)	11.5%	Families	2,946	3,135
Professional Pride (1B)	11.2%	Median Age	32.5	33.9
Workday Drive (4A)	8.5%	Median Household Income	\$94,549	\$107,197
			2023	2028
			Consumer Spending	Forecasted Demand
				Spending Growth
Apparel and Services			\$9,658,161	\$11,675,610
Men's			\$1,825,602	\$2,207,054
Women's			\$3,234,699	\$3,908,874
Children's			\$1,602,023	\$1,939,850
Footwear			\$2,143,263	\$2,590,929
Watches & Jewelry			\$678,243	\$818,535
Apparel Products and Services (1)			\$174,330	\$210,368
Computer				
Computers and Hardware for Home Use			\$1,156,326	\$1,398,147
Portable Memory			\$20,209	\$24,437
Computer Software			\$59,294	\$71,641
Computer Accessories			\$112,139	\$135,598
Entertainment & Recreation			\$16,633,481	\$20,106,949
Fees and Admissions			\$3,379,199	\$4,084,643
Membership Fees for Clubs (2)			\$1,267,054	\$1,530,323
Fees for Participant Sports, excl. Trips			\$582,644	\$704,272
Tickets to Theatre/Operas/Concerts			\$239,962	\$289,805
Tickets to Movies			\$142,819	\$173,030
Tickets to Parks or Museums			\$150,116	\$181,996
Admission to Sporting Events, excl. Trips			\$253,668	\$306,031
Fees for Recreational Lessons			\$739,053	\$894,499
Dating Services			\$3,883	\$4,689
TV/Video/Audio			\$5,732,571	\$6,928,536
Cable and Satellite Television Services			\$3,442,878	\$4,158,349
Televisions			\$657,197	\$795,073
Satellite Dishes			\$8,072	\$9,766
VCRs, Video Cameras, and DVD Players			\$22,333	\$27,010
Miscellaneous Video Equipment			\$54,645	\$65,954
Video Cassettes and DVDs			\$32,987	\$39,973
Video Game Hardware/Accessories			\$181,470	\$219,652
Video Game Software			\$86,374	\$104,538
Rental/Streaming/Downloaded Video			\$603,945	\$731,177
Installation of Televisions			\$7,094	\$8,559
Audio (3)			\$626,685	\$757,767
Rental and Repair of TV/Radio/Sound Equipment			\$8,891	\$10,718
Pets			\$3,727,085	\$4,501,299
Toys/Games/Crafts/Hobbies (4)			\$738,214	\$893,470
Recreational Vehicles and Fees (5)			\$636,210	\$768,376
Sports/Recreation/Exercise Equipment (6)			\$1,540,847	\$1,868,158
Photo Equipment and Supplies (7)			\$215,354	\$260,468
Reading (8)			\$521,103	\$629,138
Catered Affairs (9)			\$142,897	\$172,861
Food			\$45,498,893	\$54,998,125
Food at Home			\$28,661,425	\$34,635,331
Bakery and Cereal Products			\$3,665,302	\$4,428,845
Meats, Poultry, Fish, and Eggs			\$6,137,198	\$7,415,792
Dairy Products			\$2,759,306	\$3,334,324
Fruits and Vegetables			\$5,599,432	\$6,764,963
Snacks and Other Food at Home (10)			\$10,500,186	\$12,691,408
Food Away from Home			\$16,837,469	\$20,362,794
Alcoholic Beverages			\$2,800,176	\$3,379,000

Data Note: The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Retail Demand Outlook

425 Garrisonville Rd, Stafford, Virginia, 22554
Ring: 3 mile radius

Prepared by KLNBRetail
Latitude: 38.47465
Longitude: -77.42826

Top Tapestry Segments	Percent	Demographic Summary	2023	2028
Up and Coming Families (7A)	22.6%	Population	56,947	59,852
Boomburbs (1C)	18.8%	Households	17,635	18,668
Professional Pride (1B)	17.9%	Families	14,117	14,883
Workday Drive (4A)	11.9%	Median Age	33.9	35.1
Home Improvement (4B)	8.3%	Median Household Income	\$120,217	\$131,242
			2023	2028
			Consumer Spending	Forecasted Demand
				Spending Growth
Apparel and Services			\$57,106,462	\$67,106,298
Men's			\$10,760,250	\$12,644,678
Women's			\$19,158,600	\$22,511,622
Children's			\$9,268,616	\$10,894,917
Footwear			\$12,668,520	\$14,886,400
Watches & Jewelry			\$4,199,684	\$4,934,358
Apparel Products and Services (1)			\$1,050,791	\$1,234,323
Computer				
Computers and Hardware for Home Use			\$6,814,913	\$8,007,617
Portable Memory			\$118,588	\$139,349
Computer Software			\$350,652	\$411,842
Computer Accessories			\$650,370	\$764,244
Entertainment & Recreation			\$98,578,818	\$115,850,573
Fees and Admissions			\$20,671,156	\$24,296,828
Membership Fees for Clubs (2)			\$7,828,067	\$9,200,171
Fees for Participant Sports, excl. Trips			\$3,518,778	\$4,135,682
Tickets to Theatre/Operas/Concerts			\$1,443,950	\$1,696,686
Tickets to Movies			\$812,326	\$954,953
Tickets to Parks or Museums			\$856,551	\$1,007,182
Admission to Sporting Events, excl. Trips			\$1,598,351	\$1,878,313
Fees for Recreational Lessons			\$4,590,737	\$5,397,545
Dating Services			\$22,397	\$26,296
TV/Video/Audio			\$33,155,333	\$38,958,380
Cable and Satellite Television Services			\$19,985,649	\$23,481,822
Televisions			\$3,757,026	\$4,415,105
Satellite Dishes			\$45,379	\$53,341
VCRs, Video Cameras, and DVD Players			\$128,212	\$150,652
Miscellaneous Video Equipment			\$330,610	\$388,340
Video Cassettes and DVDs			\$182,546	\$214,574
Video Game Hardware/Accessories			\$1,017,628	\$1,195,693
Video Game Software			\$483,131	\$567,578
Rental/Streaming/Downloaded Video			\$3,420,028	\$4,019,600
Installation of Televisions			\$44,004	\$51,703
Audio (3)			\$3,708,725	\$4,358,472
Rental and Repair of TV/Radio/Sound Equipment			\$52,395	\$61,502
Pets			\$22,405,039	\$26,325,938
Toys/Games/Crafts/Hobbies (4)			\$4,238,579	\$4,981,612
Recreational Vehicles and Fees (5)			\$3,969,304	\$4,665,611
Sports/Recreation/Exercise Equipment (6)			\$8,928,384	\$10,499,522
Photo Equipment and Supplies (7)			\$1,266,426	\$1,488,220
Reading (8)			\$3,100,136	\$3,641,897
Catered Affairs (9)			\$844,461	\$992,563
Food			\$267,170,005	\$313,939,576
Food at Home			\$168,437,544	\$197,909,009
Bakery and Cereal Products			\$21,589,426	\$25,366,589
Meats, Poultry, Fish, and Eggs			\$36,034,647	\$42,338,275
Dairy Products			\$16,259,677	\$19,104,567
Fruits and Vegetables			\$33,085,289	\$38,871,946
Snacks and Other Food at Home (10)			\$61,468,505	\$72,227,632
Food Away from Home			\$98,732,461	\$116,030,567
Alcoholic Beverages			\$17,141,561	\$20,136,580

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November 03, 2023

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