

BRAFFERTON CENTER

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

JUST SIGNED!
CHARLEYS



RETAIL FOR LEASE



- 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 |
|-----------------------|--------------|--------------------|------------------------|
| 1,400 SF | "MARKET" NNN | "AS-IS"/NEGOTIABLE | IMMEDIATE |
| *EST. NNN: \$6.33 PSF | | | |

Forrest H. Morrill
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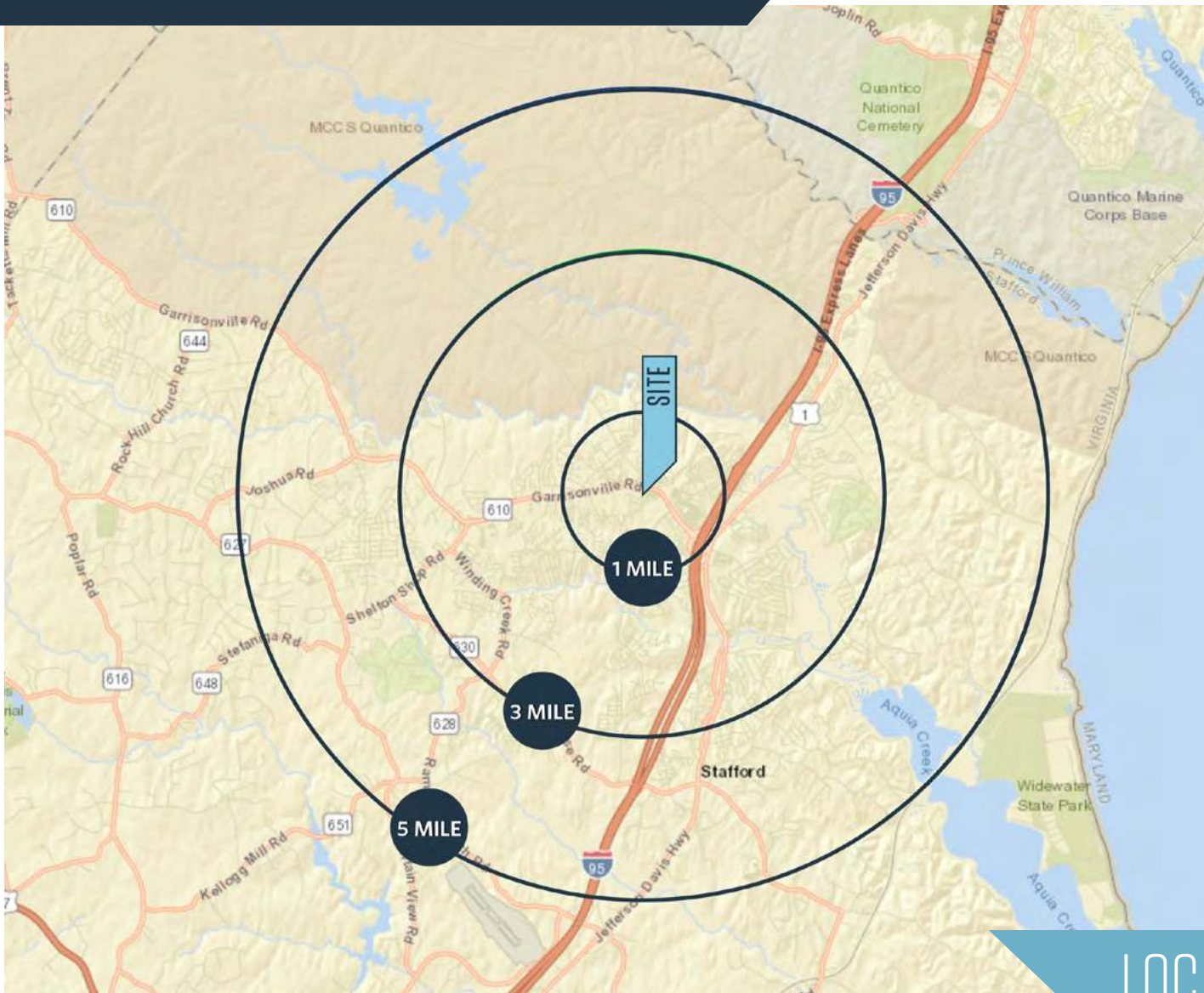
Dallon L. Cheney
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8065 Leesburg Pike, Suite 700
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DEMOGRAPHICS | 2023:

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

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Garrisonville Road 52,320 ADT

LOCATION & DEMOGRAPHICS

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SITE PLAN

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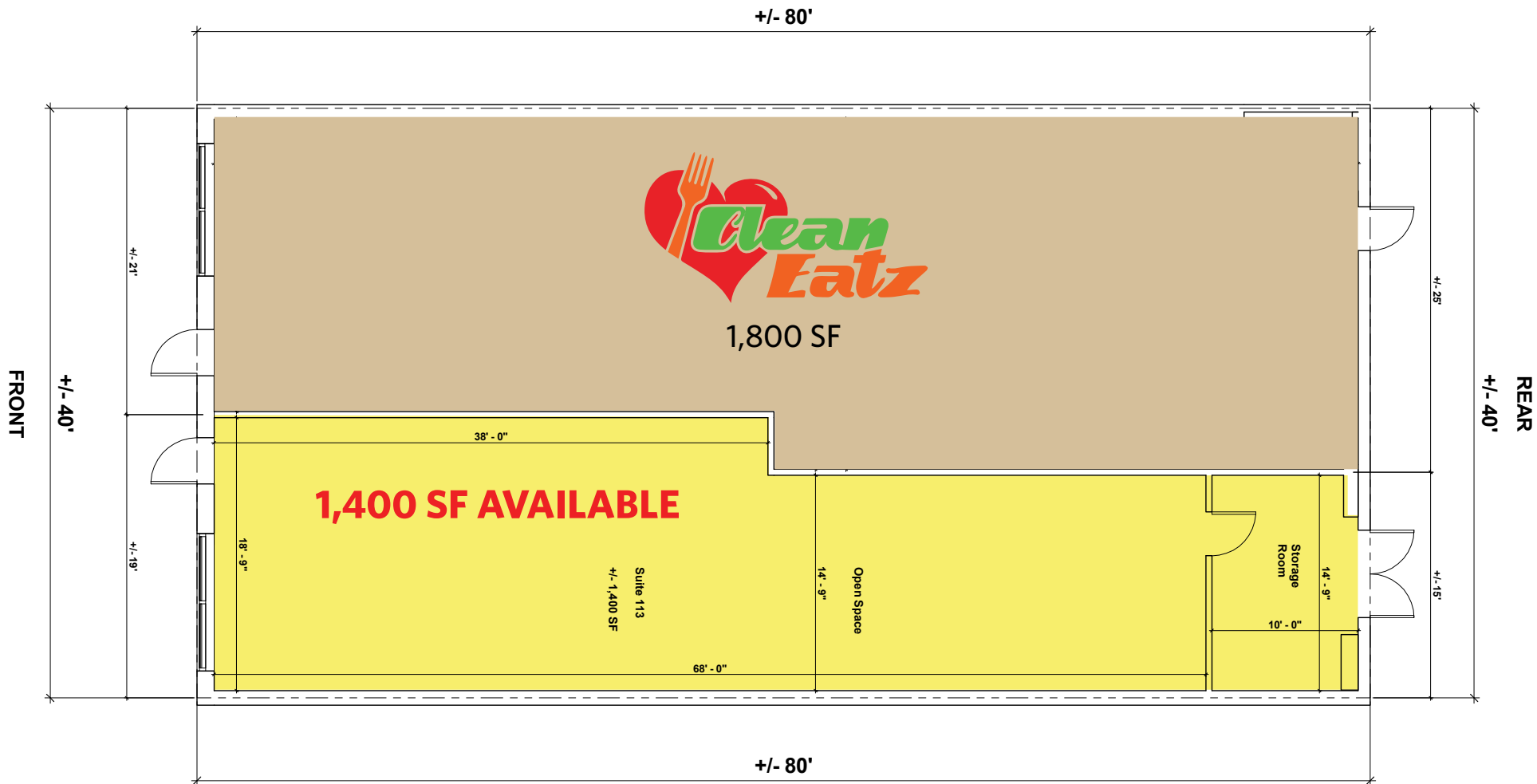
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LOD

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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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