



NEARBY RETAILERS



RETAIL FOR SALE OR LEASE

- 1.08 - 2.18 AC pads for sale, lease, or build-to-suit
- Growing area with thousands of new homes
- Direct visibility and signage on Garrisonville Rd (32,467 vehicles/day)



BO GALLES

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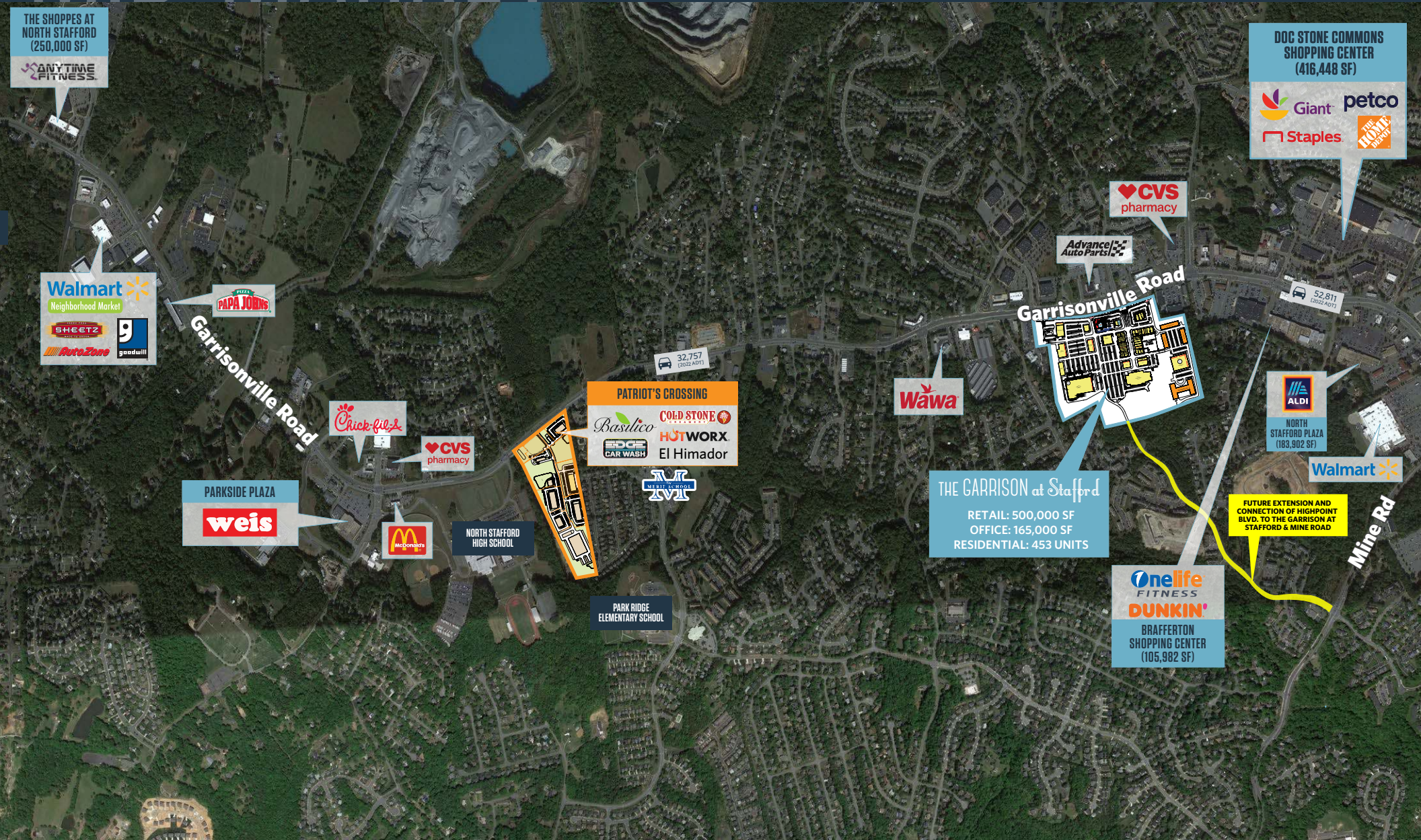
JOSH WEINER

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MID-MARKET

PATRIOT'S CROSSING

799 GARRISONVILLE ROAD, STAFFORD, VA 22554, STAFFORD COUNTY



THE SHOPPES AT NORTH STAFFORD (250,000 SF)



DOC STONE COMMONS SHOPPING CENTER (416,448 SF)



Garrisonville Road

PARKSIDE PLAZA
weis



NORTH STAFFORD HIGH SCHOOL

PATRIOT'S CROSSING
Basilico
COLD STONE
HOTWORX
EDGE CAR WASH
El Himador

PARK RIDGE ELEMENTARY SCHOOL

Wawa

THE GARRISON at Staffrd
RETAIL: 500,000 SF
OFFICE: 165,000 SF
RESIDENTIAL: 453 UNITS

onelifefitness
DUNKIN'
BRAFFERTON SHOPPING CENTER (105,982 SF)



CVS pharmacy

Advance! Auto Parts

ALDI
NORTH STAFFORD PLAZA (183,902 SF)

Walmart

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

Mine Rd

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CLOSE-UP

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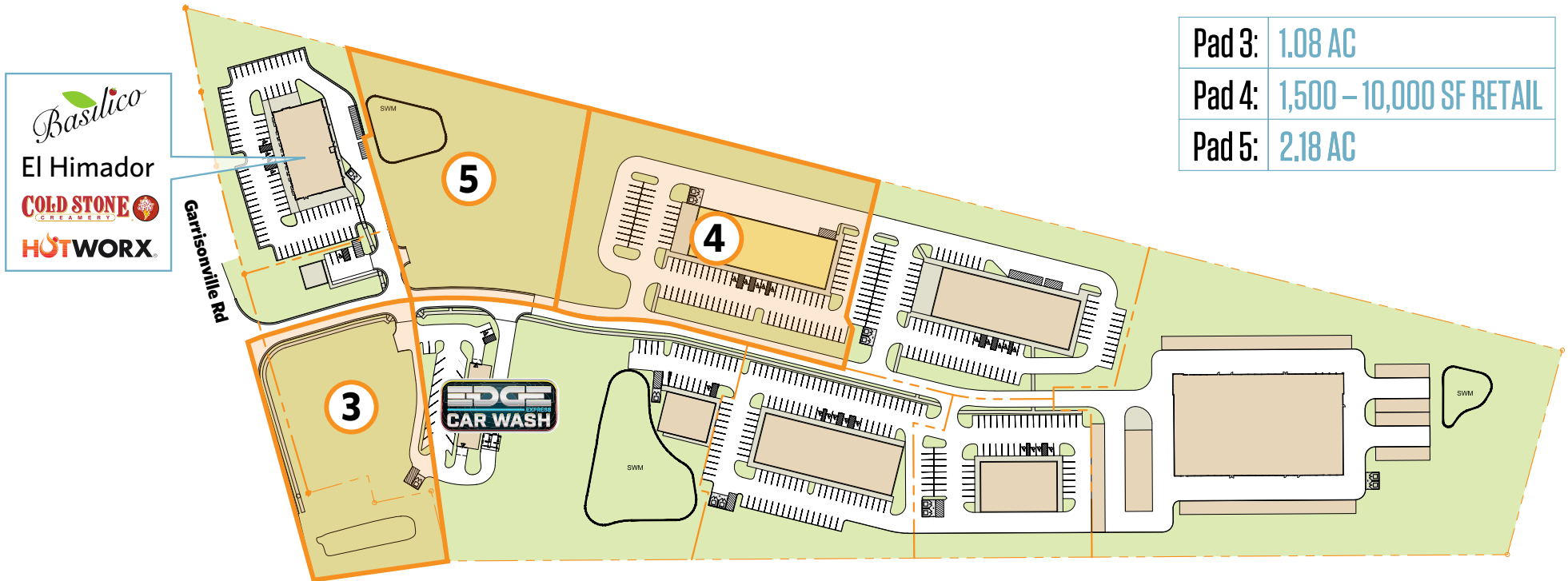
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SITE PLAN

PATRIOT'S CROSSING

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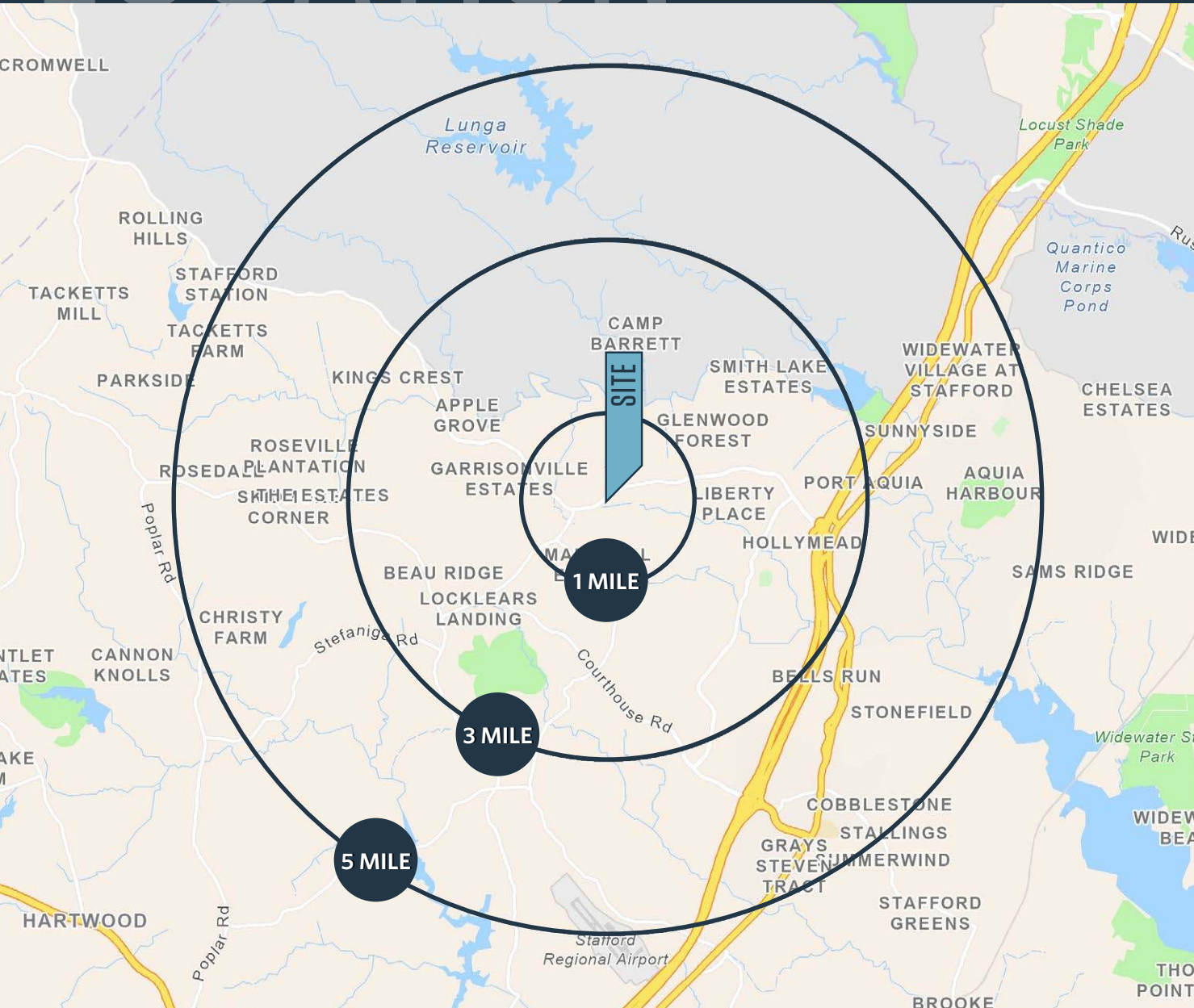
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LOCATION

PATRIOT'S CROSSING

799 GARRISONVILLE ROAD, STAFFORD, VA 22554, STAFFORD COUNTY



PROPERTY HIGHLIGHTS:

Pads available for Sale, Lease, or Build to Suit. 1,833 Square Feet of Retail Space for Lease.

DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	7,438	51,254	89,166
Daytime Population	2,199	15,794	32,837
Households	2,265	15,449	27,476
Average HH Income	\$165,513	\$168,142	\$164,680

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Garrisonville Road	31,467 ADT
Parkway Boulevard	6,539 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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