

STAFFORD MARKETPLACE

1425 - 1475 Stafford Marketplace, Stafford, VA 22556
Stafford County



RETAIL FOR LEASE

JOIN:  **TARGET**



T.J. maxx

Michaels

OWNED AND MANAGED BY:

THE PENCE GROUP

- FULLY LEASED.
- Stafford County consistently ranks in top 20 wealthiest localities in the USA with a median household income of \$119,818, and is currently the 4th wealthiest county in Virginia (U.S. Census Bureau).
- Population Growth:
Annual growth rate roughly 1.7% population (out-paces region).
139,000+ millennials = 13%
- Highly Educated:
45% of population has bachelor's degree or higher (or military equivalent).
- Home Ownership:
The median listing home price in Stafford, VA is \$569.5k. Trending up 7.8% year over year.

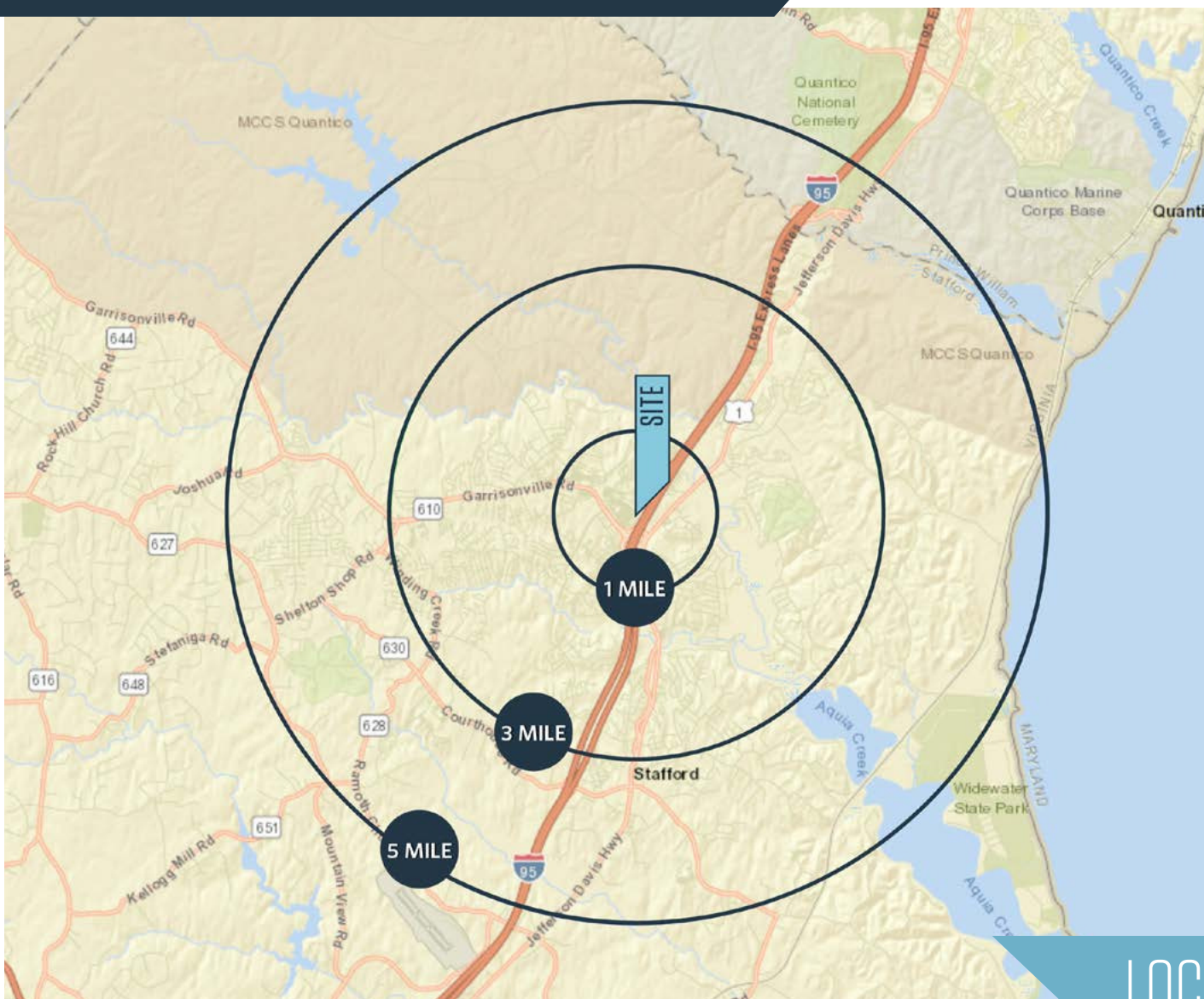
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

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DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population 12,640	61,825	86,545
Daytime Population 13,047	44,891	73,878
Households 4,258	19,163	26,718
Average HH Income \$117,896	\$155,572	\$160,798

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

I-95	145,582 ADT
Garrisonville Rd.	72,170 ADT

LOCATION & DEMOGRAPHICS

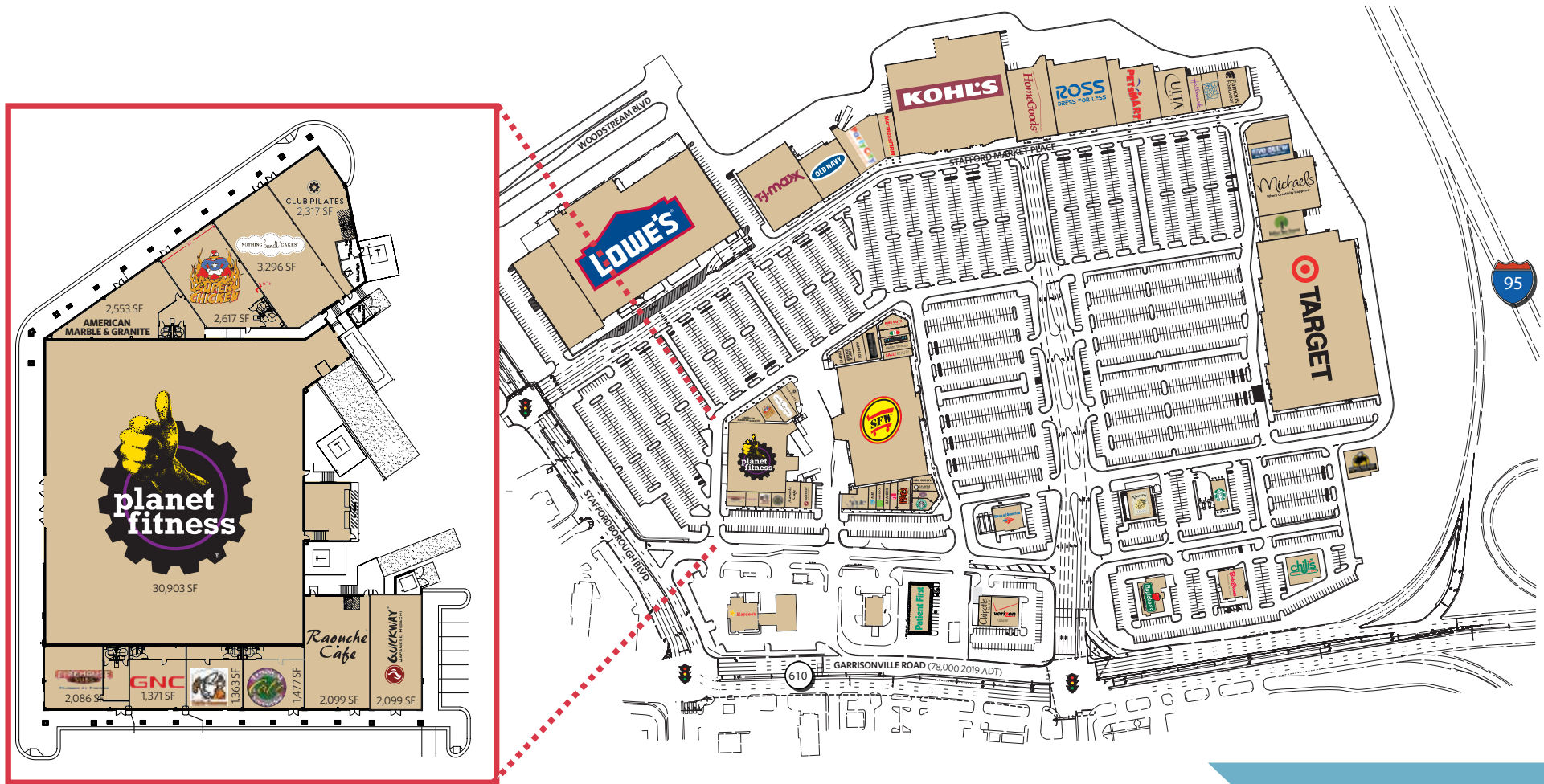
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SITE PLAN

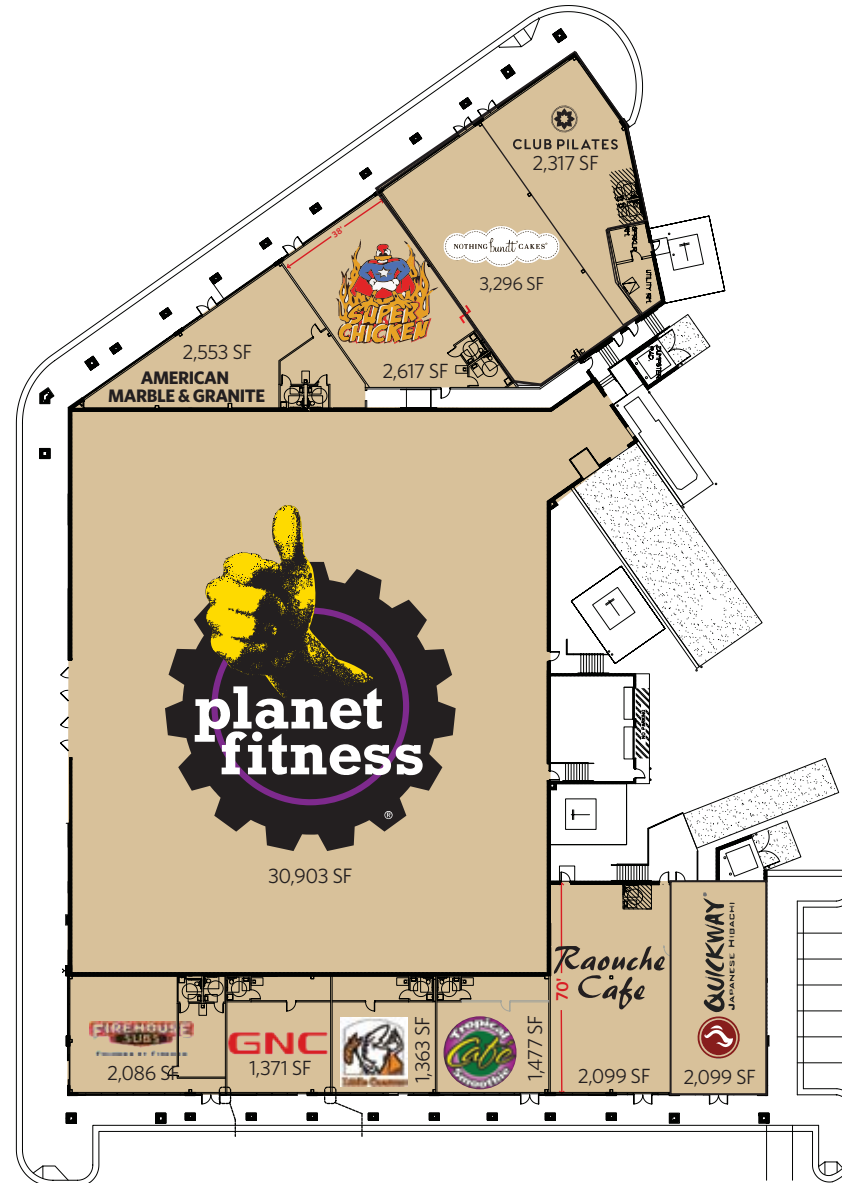
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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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 [linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)

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