

BRAFFERTON CENTER

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



- 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
fmorrill@klnb.com
703-268-2707

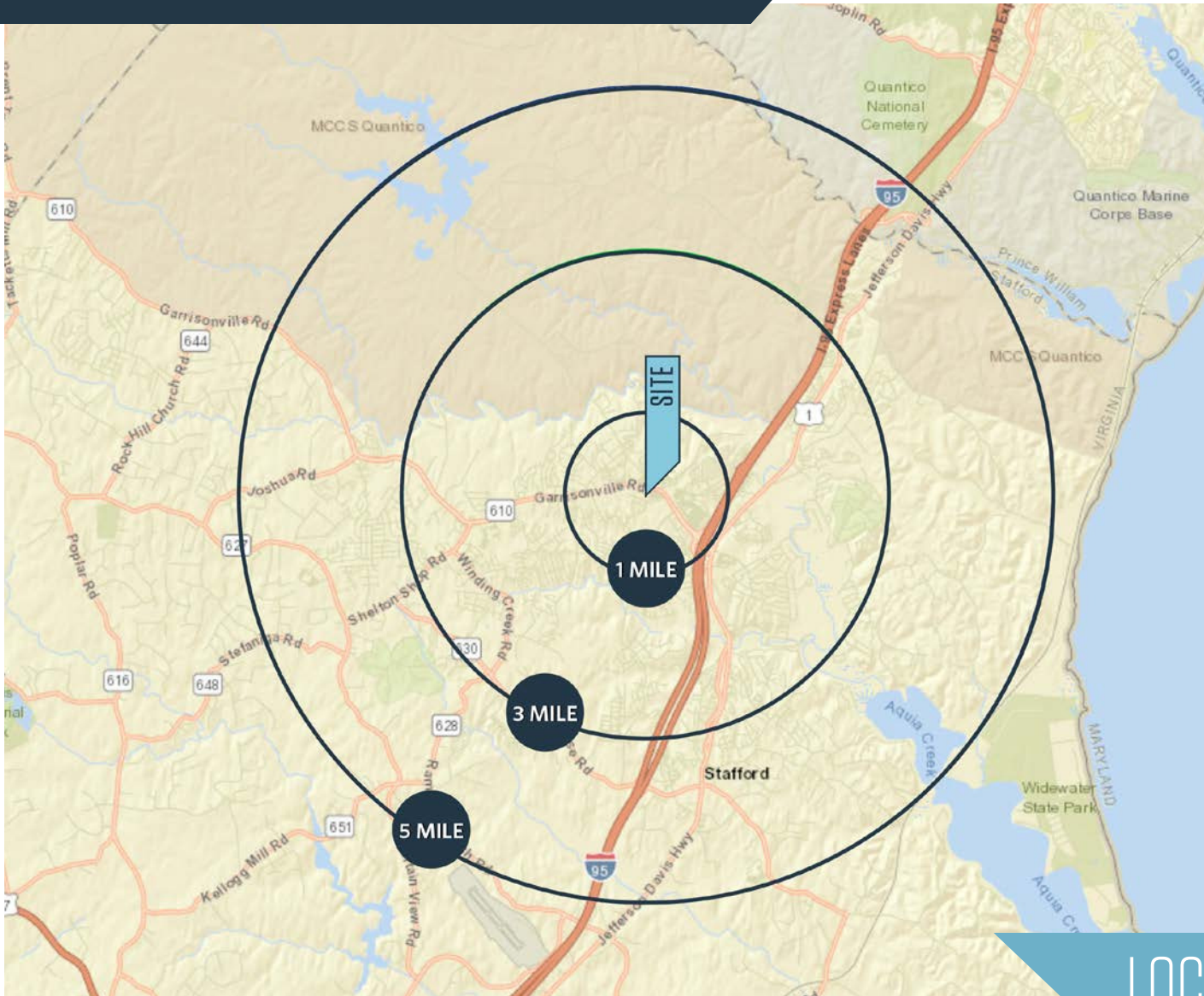
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

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



BRAFFERTON CENTER

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



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

Forrest H. Morrill
fmorrill@klnb.com
703-268-2707

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

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

klnb

BRAFFERTON CENTER

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

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,400 SF	"MARKET" NNN	"AS-IS"/NEGOTIABLE	IMMEDIATE
*EST. NNN: \$6.33 PSF			



SITE PLAN

Forrest H. Morrill
fmorrill@klnb.com
703-268-2707

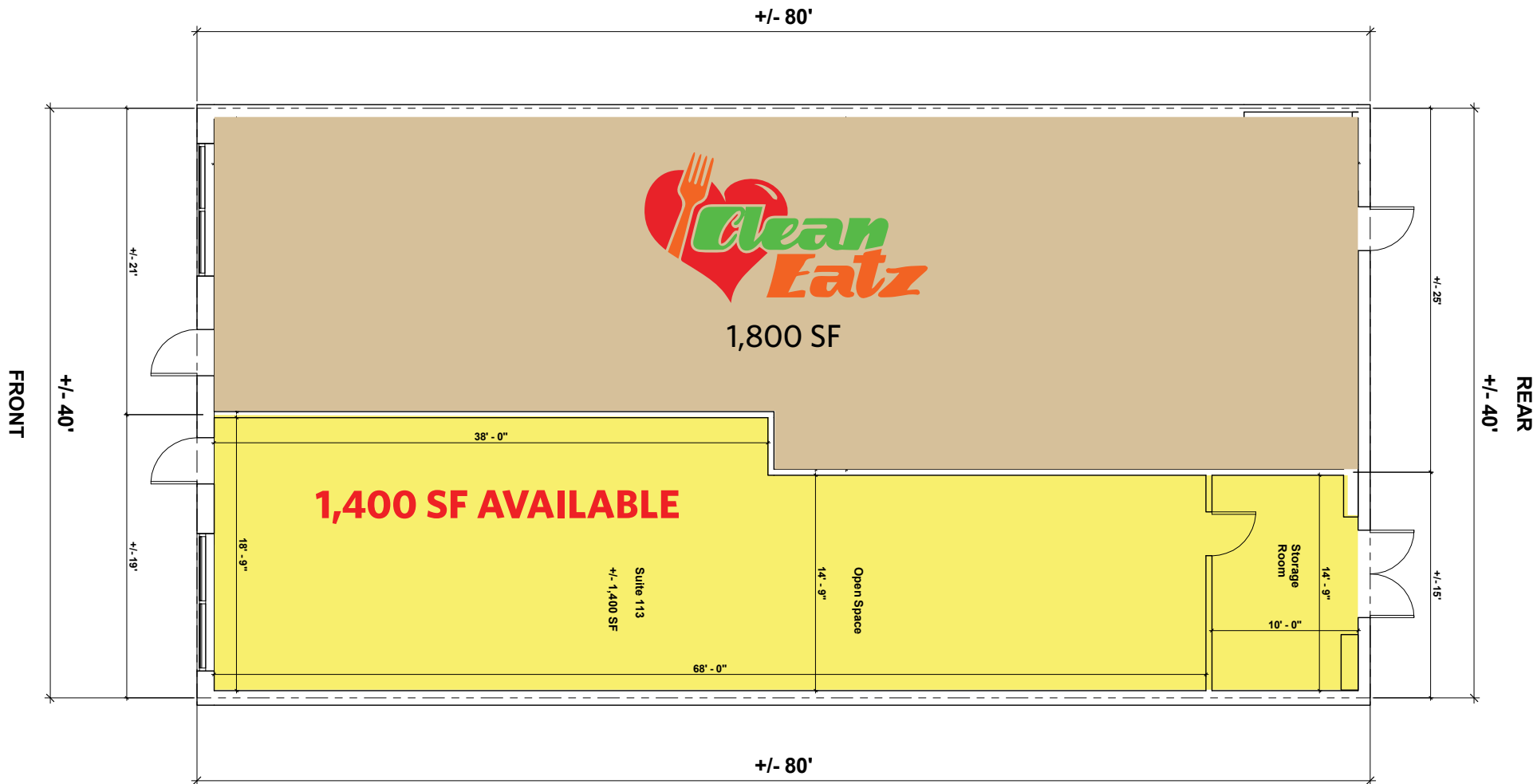
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

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



BRAFFERTON CENTER

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



LOD

Forrest H. Morrill
fmorrill@klnb.com
703-268-2707

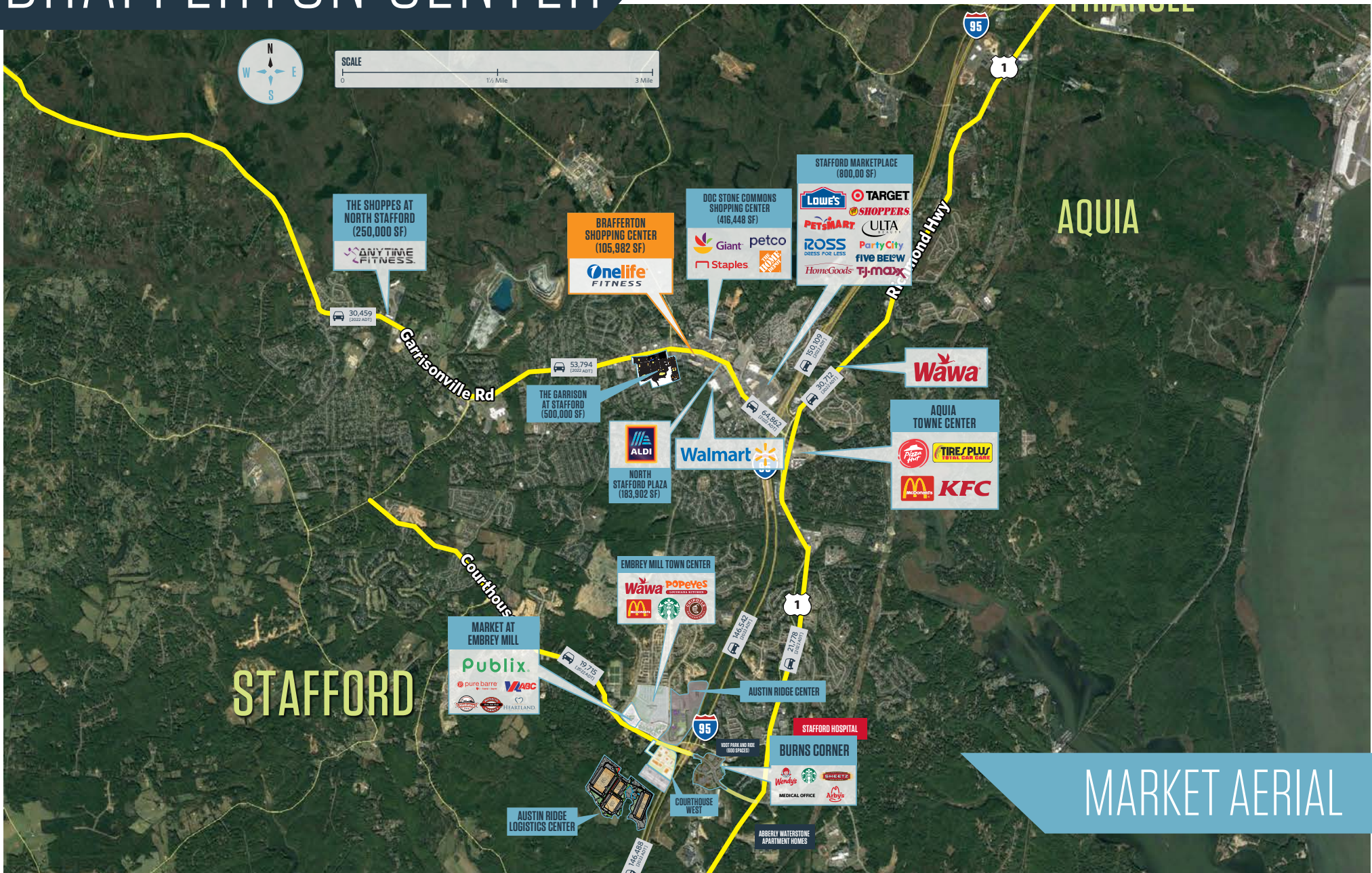
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

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

klnb

BRAFFERTON CENTER

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



Forrest H. Morrill
fmorrill@klnb.com
703-268-2707

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

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

klnb

BRAFFERTON CENTER

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



Forrest H. Morrill
fmorrill@klnb.com
703-268-2707

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

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

klnb

BRAFFERTON CENTER

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

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Forrest H. Morrill
fmorrill@klnb.com
703-268-2707

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

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



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



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb