



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

bgalles@klnb.com | 703-268-2712

JOSH WEINER

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CLOSE-UP

PATRIOT'S CROSSING

799 GARRISONVILLE ROAD, STAFFORD, VA 22554, STAFFORD COUNTY



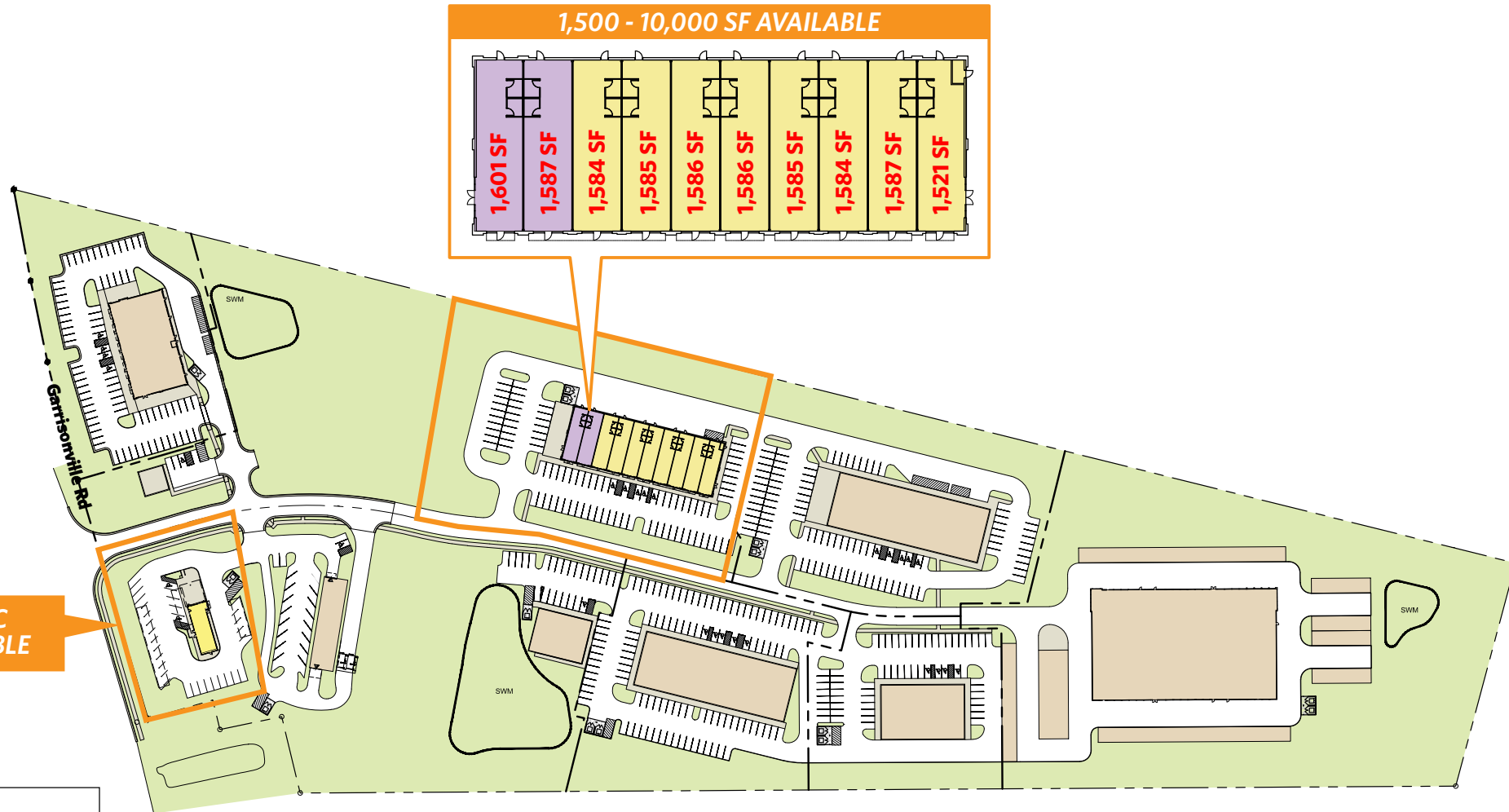
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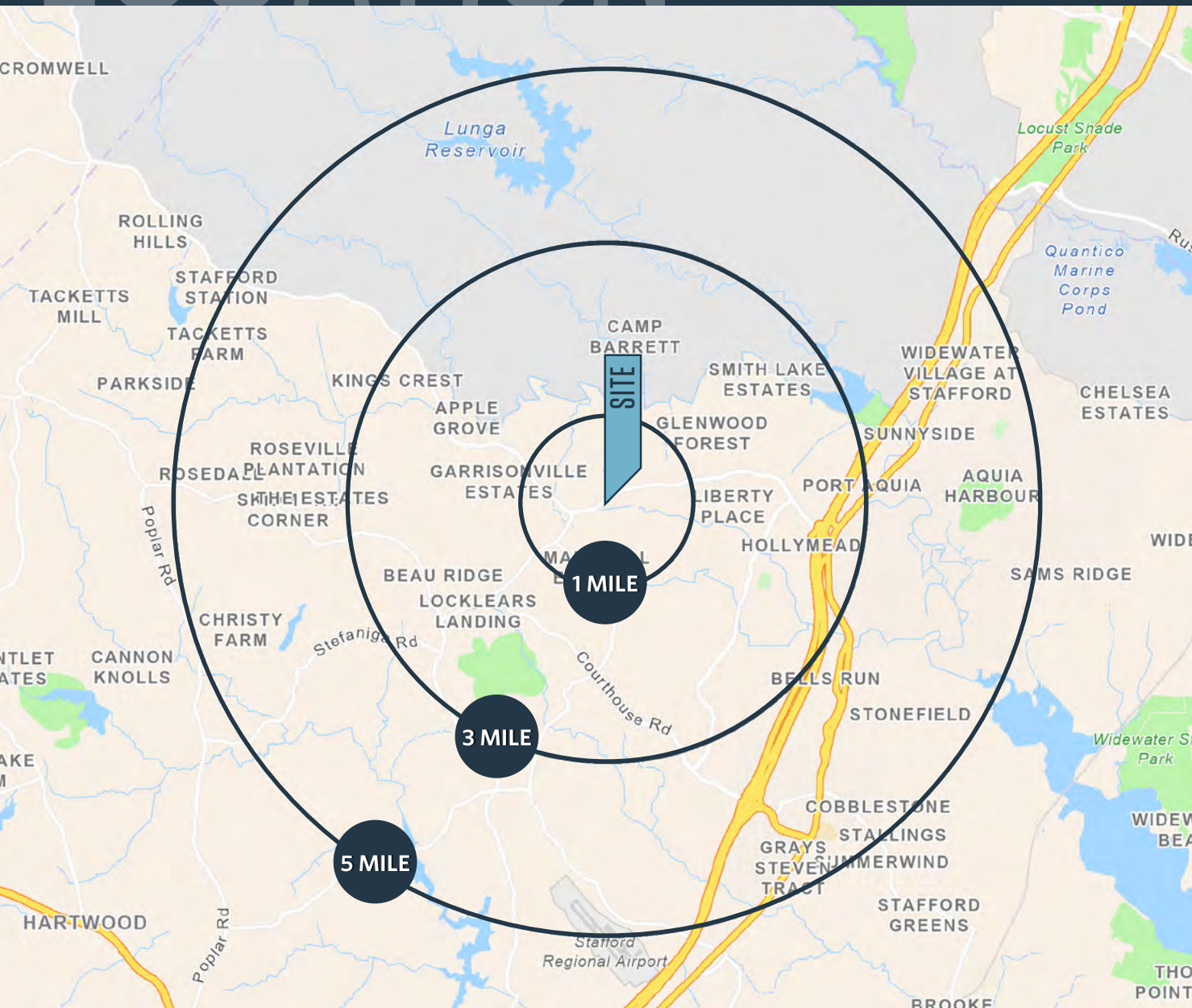
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- AVAILABLE
- AT LEASE
- EXECUTED LEASE



PROPERTY HIGHLIGHTS:

1,500 - 10,000 SF available

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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