



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)

MARKET

PATRIOT'S CROSSING

799 GARRISONVILLE ROAD, STAFFORD, VA 22554, STAFFORD COUNTY



JOSH WEINER

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klnb

MID-MARKET

PATRIOT'S CROSSING

799 GARRISONVILLE ROAD, STAFFORD, VA 22554, STAFFORD COUNTY

Stafford

Stafford County | Virginia

klnb

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



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CLOSE-UP

PATRIOT'S CROSSING

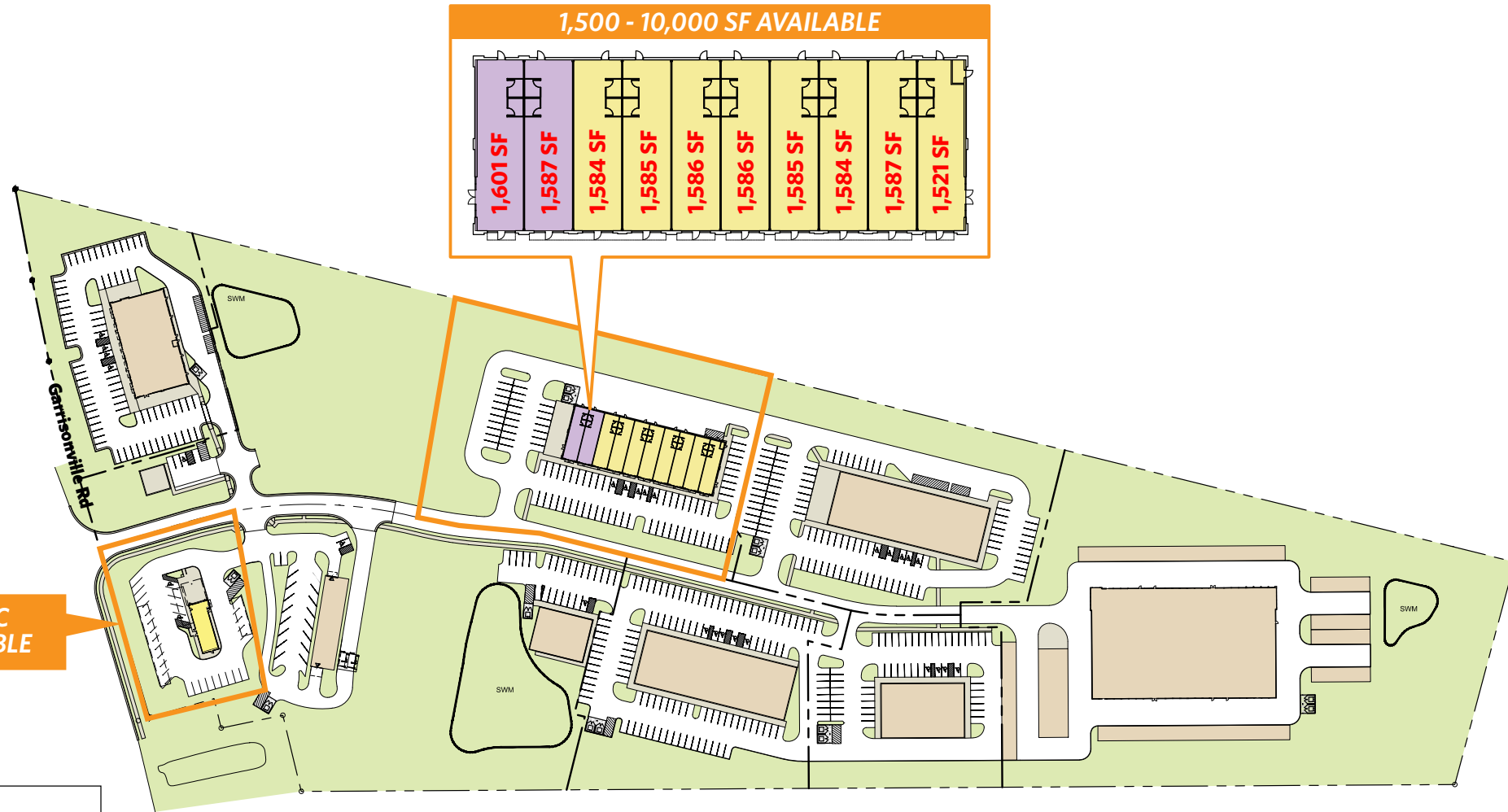
799 GARRISONVILLE ROAD, STAFFORD, VA 22554, STAFFORD COUNTY



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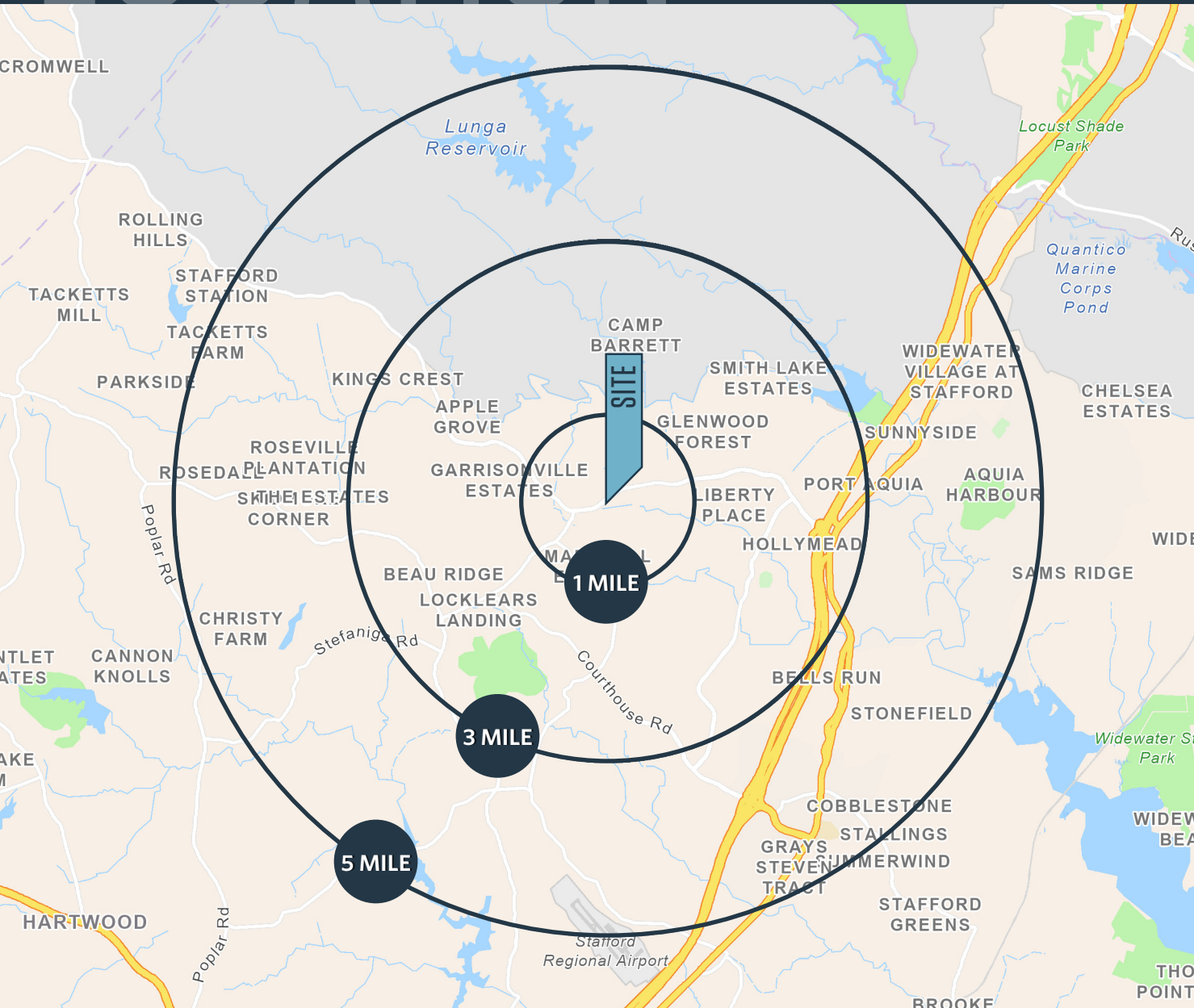
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LOCATION

PATRIOT'S CROSSING

799 GARRISONVILLE ROAD, STAFFORD, VA 22554, STAFFORD COUNTY



PROPERTY HIGHLIGHTS:

1,500 - 10,000 SF available

DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
8,232	53,962	93,029
Daytime Population		
6,590	44,523	76,980
Households		
2,470	16,262	28,720
Average HH Income		
\$176,454	\$179,188	\$175,977

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Garrisonville Road	39,938 ADT
Parkway Boulevard	6,052 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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