

the **GARRISON** at stafford

425 garrisonville road, stafford, va 22556 | stafford county



DEVELOPED BY:

THE PENCE GROUP

703-827-8300

FOR LEASING INFORMATION PLEASE CONTACT:

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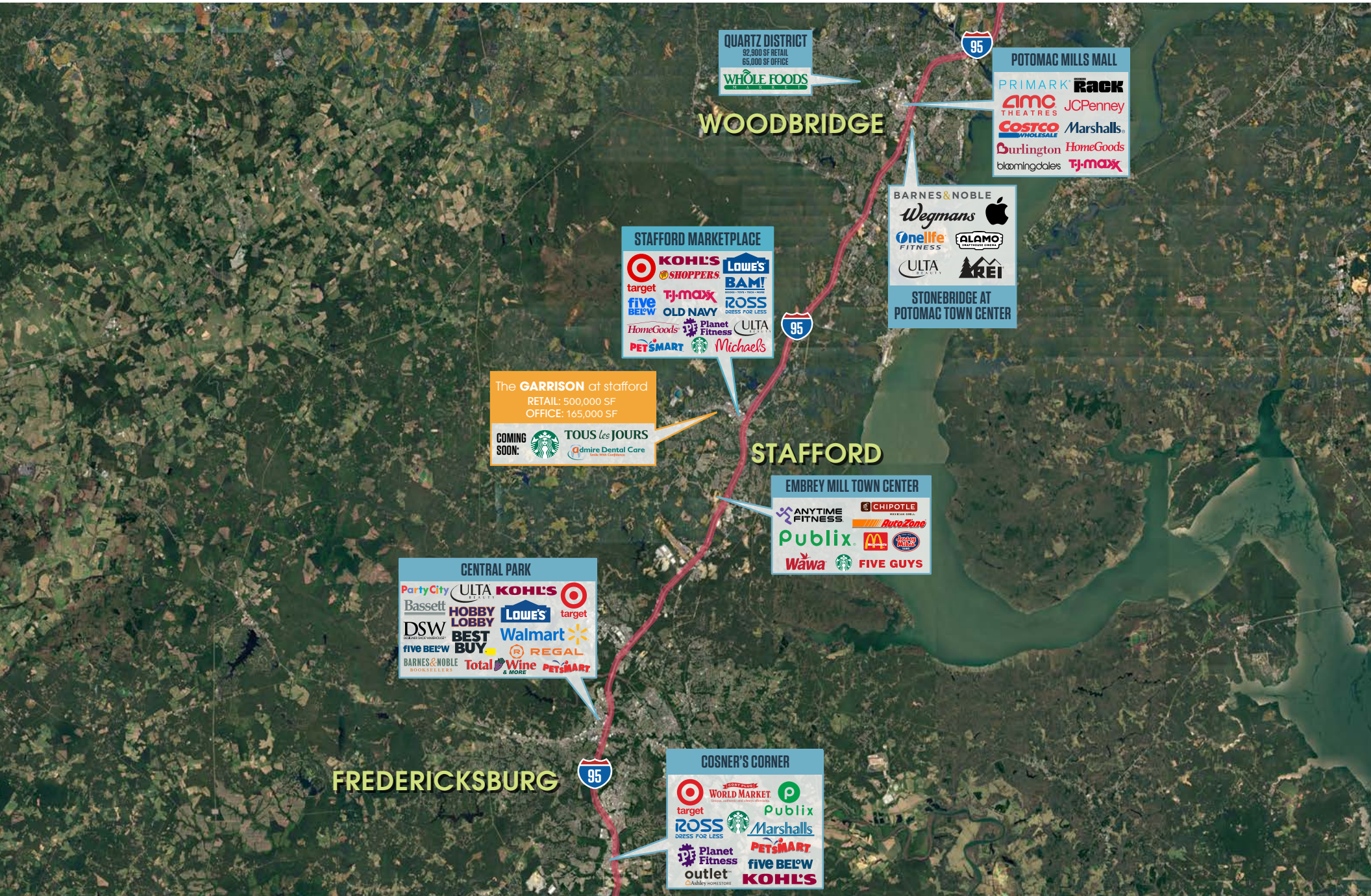
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where is **STAFFORD, VA?**



housing and demographics

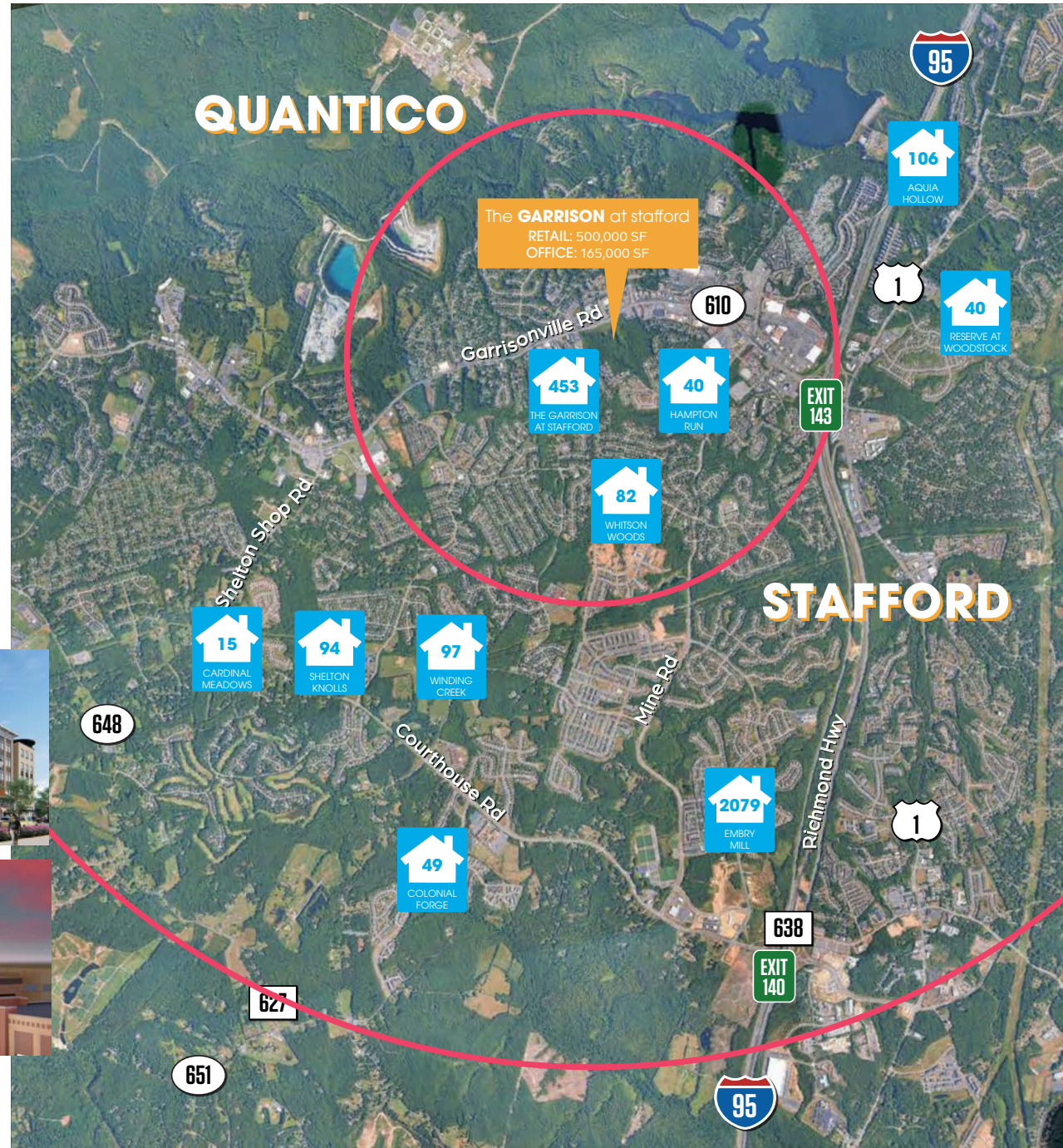
	DEMOGRAPHICS 2026		
	1 MILE	3 MILE	5 MILE
 Population	11,608	58,712	90,641
 Median HH Income	\$123,455	\$147,720	\$150,723
 Daytime Population	6,741	20,904	35,618



= NEW HOME GROWTH (adding to the 2026 demographics)

TRAFFIC COUNTS (2024)	
 i-95	166,061 ADT
Garrisonville Rd (Rt 3610)	65,857 ADT
Travis Ln to Rt 95	55,884 ADT
Kingsland Dr to Travis Ln	40,824 ADT

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)



aerial embedded site plan

TIMING FOR DELIVERY

1st QUARTER 2028

STREET RETAIL - TBD

ANCHOR TENANT - TBD

PHASE II - TBD

EST NNN: \$5.50 PSF

THE GARRISON AT STAFFORD

TOTAL RETAIL - 500,000 SF

TOTAL PARKING -
4 PER 1,000 + REQUIRED PARKING
FOR RESIDENTIAL
OFFICE USES

SOUTH ENTRANCE TO QUANTICO

DOC STONE COMMONS
SHOPPING CENTER
(416,448 SF)



STAFFORD MARKETPLACE
(800,00 SF)



CVS
pharmacy

Chick-fil-A

Advance
Auto Parts

DUNKIN'

56,617
(2024 ADT)

PELOTON
EXPRESS
CLASSES
STUDIO

Garrisonville Road

Wawa

ALDI

NORTH
STAFFORD PLAZA
(183,902 SF)

453
HOMES
GARRISON AT STAFFORD

Walmart

The **GARRISON** at stafford
RETAIL: 500,000 SF
OFFICE: 165,000 SF

COMING
SOON: Starbucks TOUS les JOURS
admire Dental Care
Smile With Confidence

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

onelife
FITNESS

BRAFFERTON CENTER
(105,982 SF)

Mine Rd

Panera
BREAD

target

78,394
(2024 ADT)

Starbucks

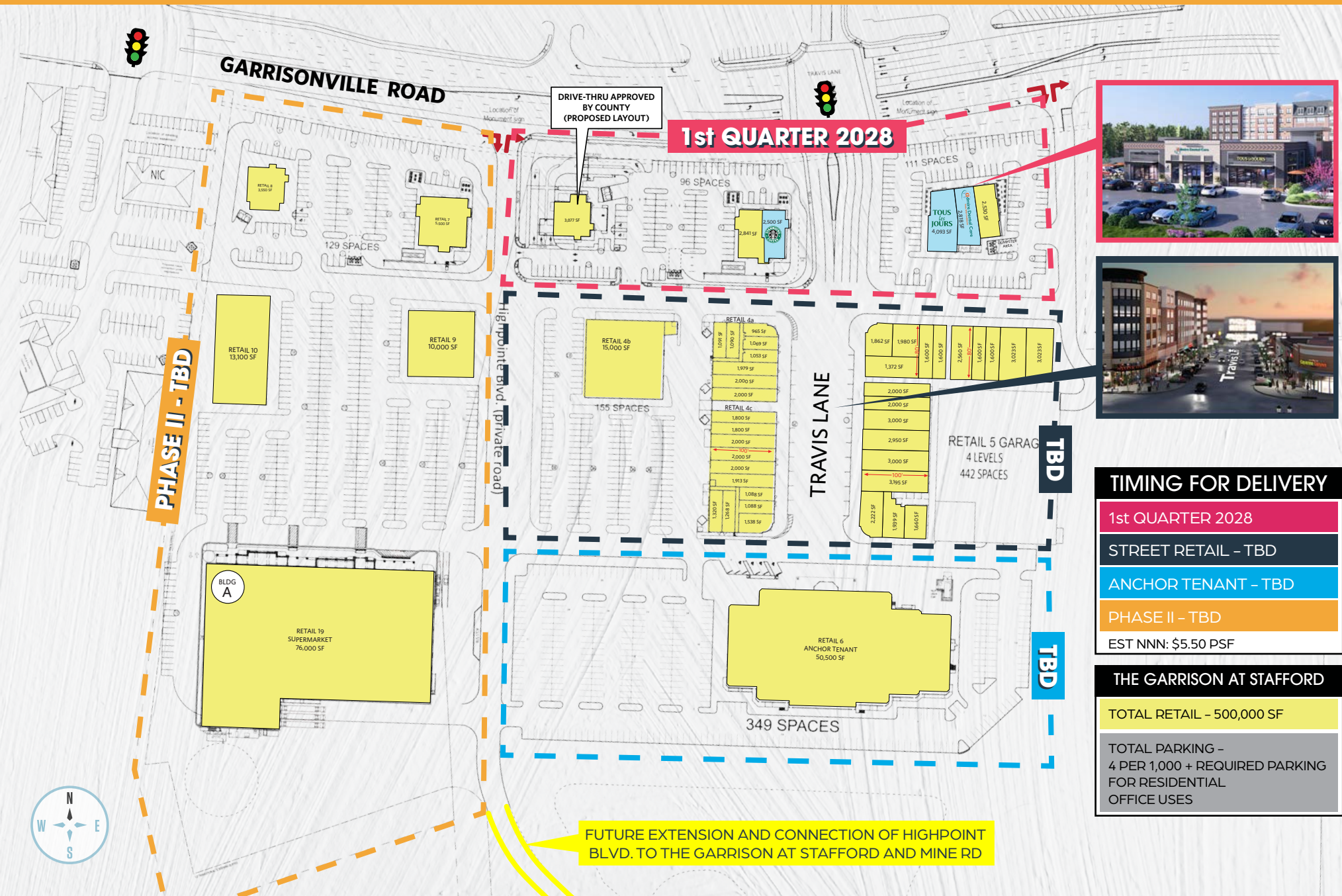
174,596
(2024 ADT)

95

Wawa

KRIDGE
ARY SCHOOL
TUDENTS

aerial embedded site plan



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THE GARRISON AT STAFFORD	
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building 3-7 RENDERINGS



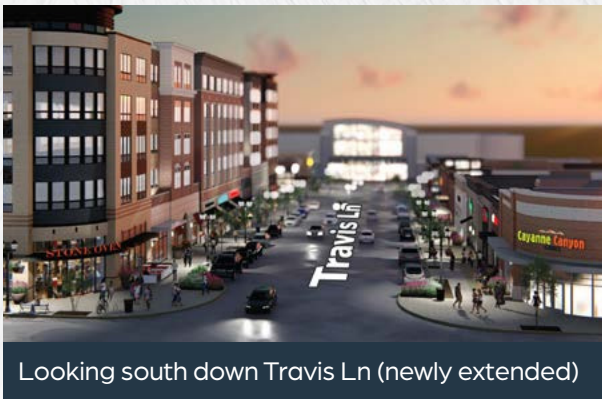
Building 3 - North Perspective



Building 3 - North/East Perspective



Building 3 - Site Plan



Looking south down Travis Ln (newly extended)



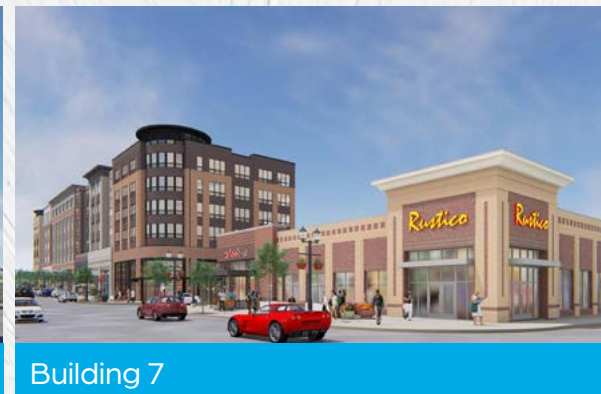
Building 4



Building 4



Building 6



Building 7

building 4

ELEVATIONS



Building 4B – East Elevation

Building 4A – East Elevation

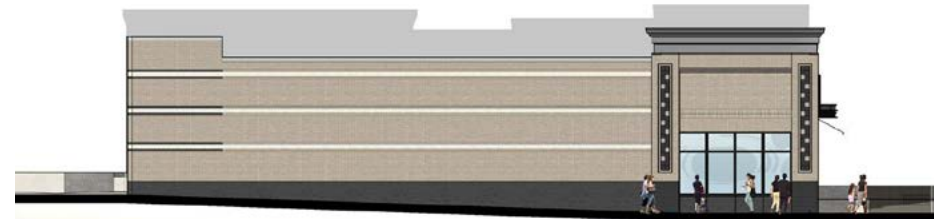


Building 4A – West Elevation

Building 4B – West Elevation



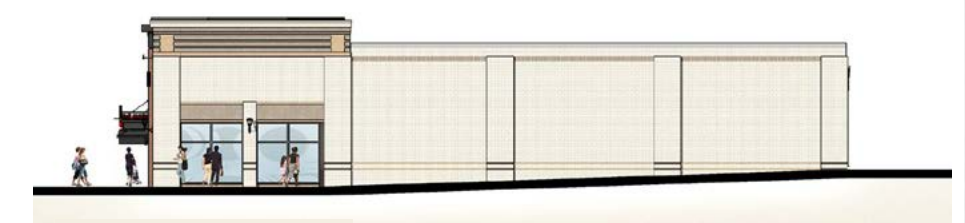
Building 4A – North Elevation



Building 4A – South Elevation



Building 4B – South Elevation



Building 4B – North Elevation

building 5

ELEVATIONS (north & east)



Building 5 – North Elevation



Building 5 – East Elevation

building 5

ELEVATIONS (south & west)



Building 5 – South Elevation



Building 5 – West Elevation

building 6

ELEVATIONS



Building 6 North Elevation

Building 6 – North Elevation



Building 6 – South Elevation



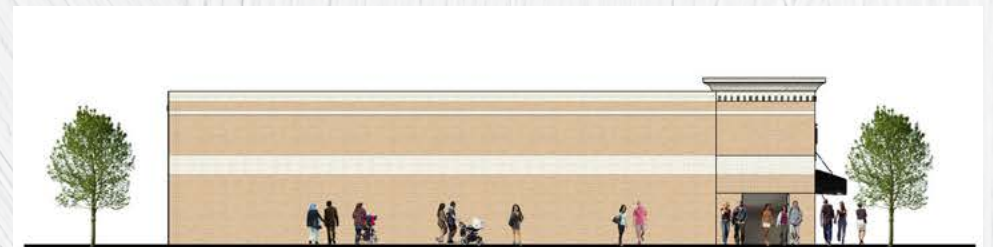
Building 6 – West Elevation



Building 6 – East Elevation



Building 6 – East Passage Elevation



Building 6 – West Passage Elevation

building 7 ELEVATIONS



Building 7 - West Elevation



Building 7 - East Elevation



Building 7 - North Elevation



Building 7 - South Elevation

An architectural rendering of a modern urban development. The scene shows a wide street named 'Travis Ln' with cars and pedestrians. On the left, a multi-story brick building features a 'STONE OVEN' restaurant on the ground floor. On the right, a curved building houses 'Cayenne Canyon' restaurant. In the background, a large, brightly lit building is visible. The sky is a soft, hazy blue.

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