

# FOR SALE

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664 GARRISONVILLE ROAD,  
STAFFORD, VA 22554

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SQUARE FOOTAGE:  
4,656 SQUARE FEET

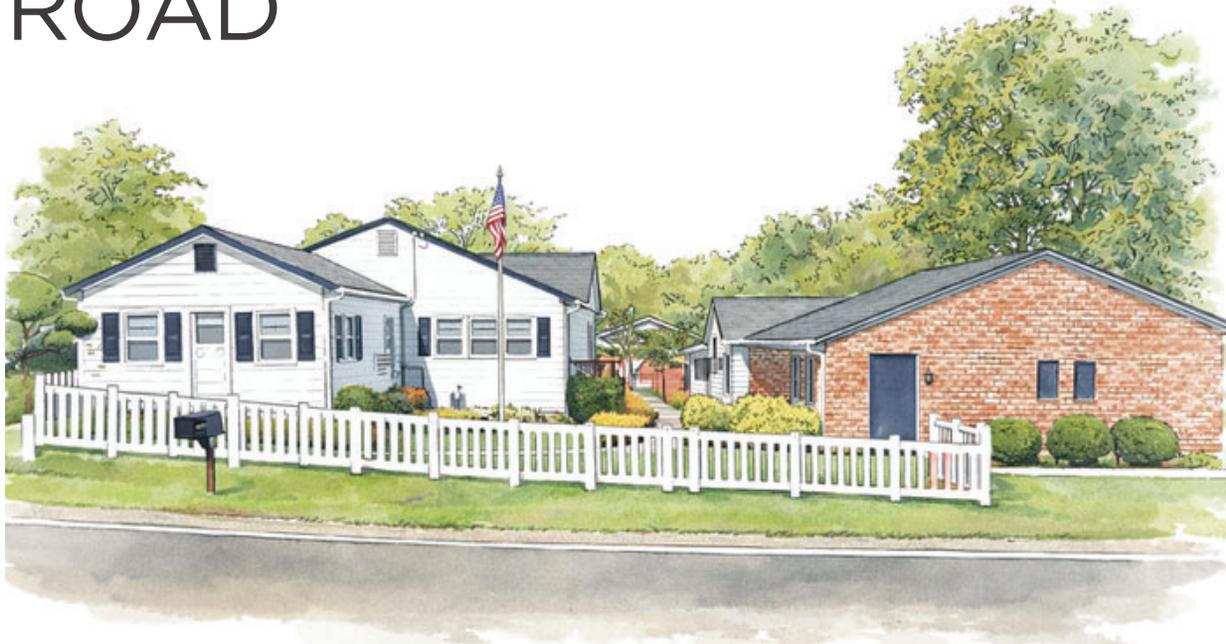
RETAIL DAY CARE  
CENTER



FOR SALE PRICE:  
**\$1,500,000.00**



# 664 GARRISONVILLE ROAD



## **FOR SALE PRICE**

\$1,500,000.00

\$322.16 per square foot

## **RENTABLE SQUARE FOOTAGE**

Building 1: 2,271 square feet

Building 2: 2,385 square feet

Building 1 and 2: 4,656 square feet

## **SPACE TYPE**

Retail Day Care Center

## **LAND**

0.69 acres (29,869 square feet)

## **YEAR BUILT**

1975

### **Exceptional Road Frontage**

Approximately 399 feet of frontage along Garrisonville Road, providing outstanding visibility, signage potential, and exposure to daily traffic.

### **Suburban Stafford Location**

Located in a car-dependent suburban corridor in Stafford County with convenient access for customers, employees, and service traffic.

### **Abundant On-Site Parking**

Generous surface parking accommodates employees, customers, and service vehicles, supporting high-traffic retail or day care uses with ease.



# 664 GARRISONVILLE ROAD EXTERIOR



# EXTERIOR OF BUILDING 1



# INTERIOR OF BUILDING 1

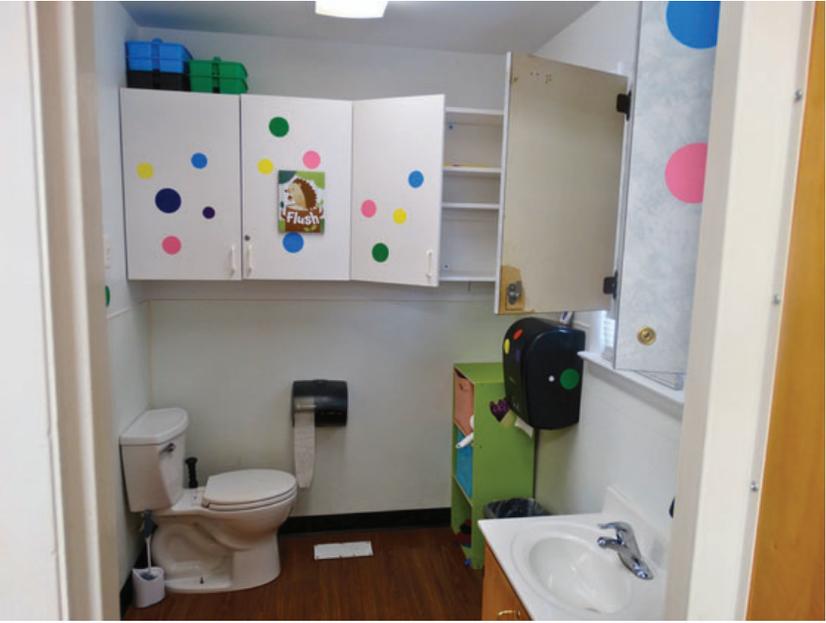
CLASSROOM



CLASSROOM



BATHROOM



CLASSROOM



# INTERIOR OF BUILDING 1

CLASSROOM



BATHROOM



CLOSET



CLASSROOM



# INTERIOR OF BUILDING 1

CLASSROOM



CLASSROOM



CLASSROOM



CLASSROOM



# INTERIOR OF BUILDING 1

CLASSROOM



CLASSROOM



CLASSROOM



CLASSROOM



# EXTERIOR OF BUILDING 2

PLAYGROUND VIEW



SIDE VIEW



STREET VIEW



STREET VIEW



# INTERIOR OF BUILDING 2

RECEPTION



RECEPTION



STORAGE



STORAGE



# INTERIOR OF BUILDING 2

OFFICE



HALL



STORAGE ROOM



STORAGE ROOM



# INTERIOR OF BUILDING 2

KITCHEN



KITCHEN



KITCHEN



KITCHEN



# INTERIOR OF BUILDING 2

BATHROOM



BATHROOM



CLASSROOM



CLASSROOM



# INTERIOR OF BUILDING 2

CLASSROOM



CLASSROOM



CLASSROOM



CLASSROOM



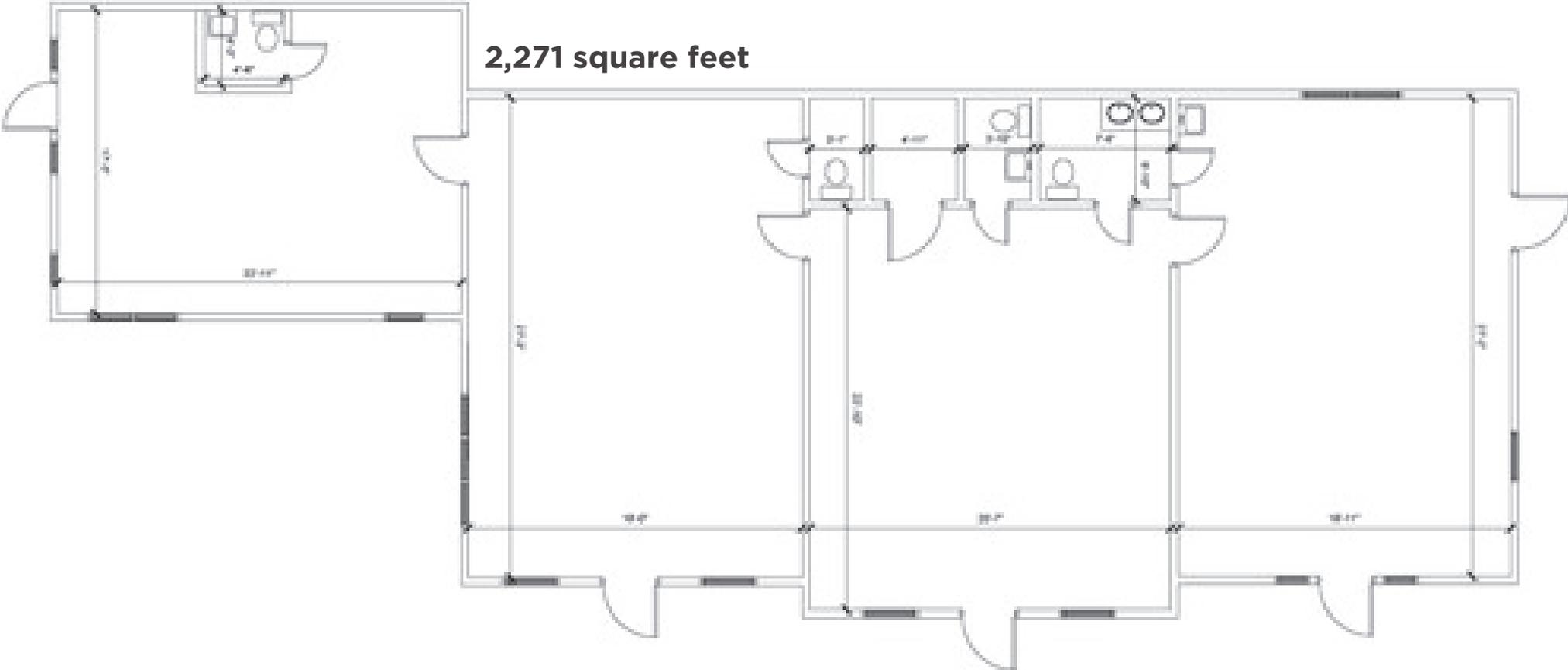
# PLAYGROUND



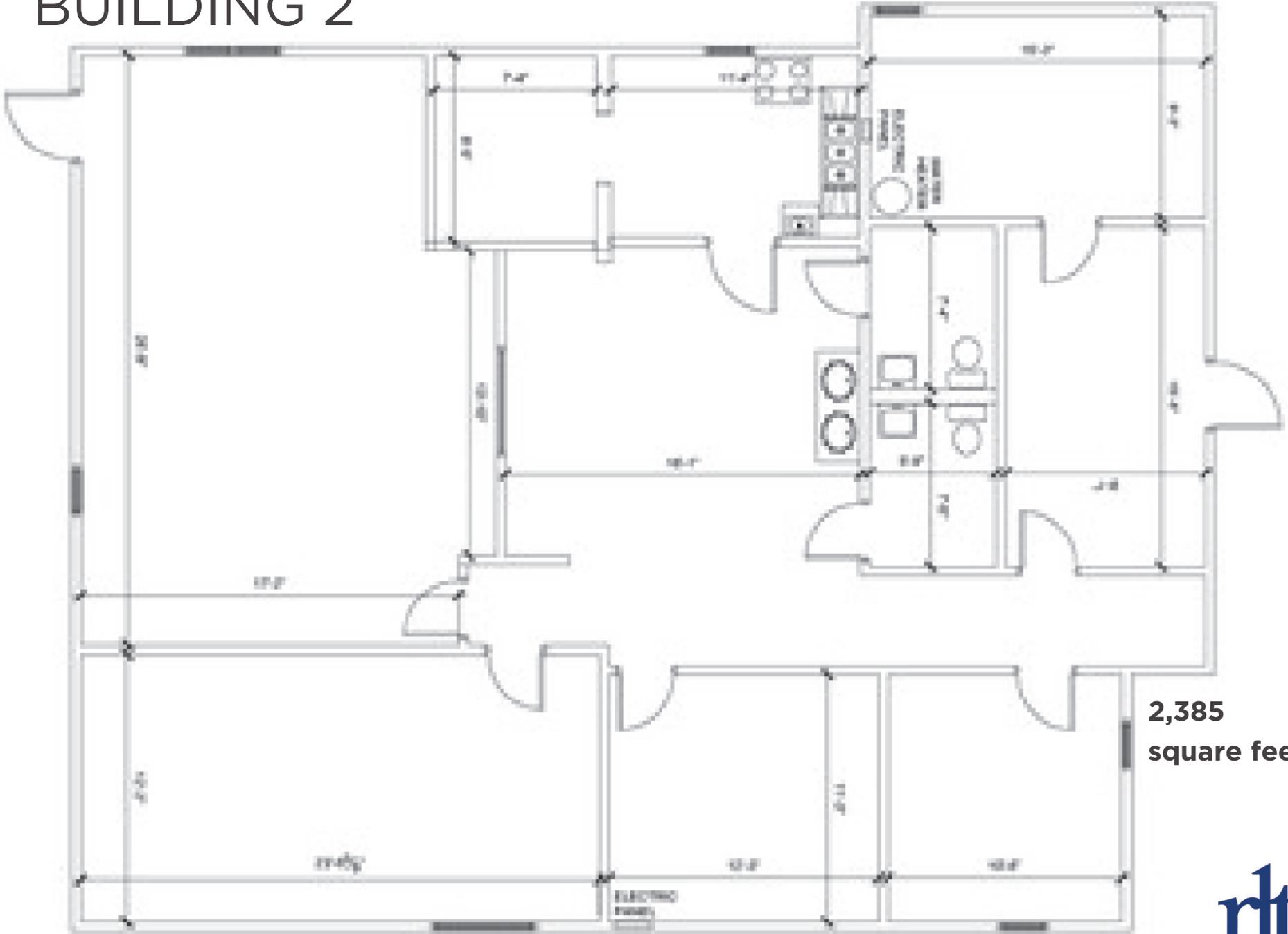
# PARKING LOT



# BUILDING 1



# BUILDING 2



**2,385**  
square feet



# LOCATION

## **Prime Stafford Location**

Located at 664 Garrisonville Road in the heart of Stafford, this property sits within one of the area's most established and highly traveled corridors.

## **High Visibility & Easy Access**

Positioned along Garrisonville Road, the site benefits from strong daily traffic counts and excellent visibility, making it easy for students, families, and visitors to find.

## **Convenient I-95 Connectivity**

Just minutes from Interstate 95, providing quick access to Fredericksburg, Woodbridge, and the Northern Virginia region.

## **Community-Centered Setting**

Surrounded by residential neighborhoods, schools, and local services.

## **Excellent Local Accessibility**

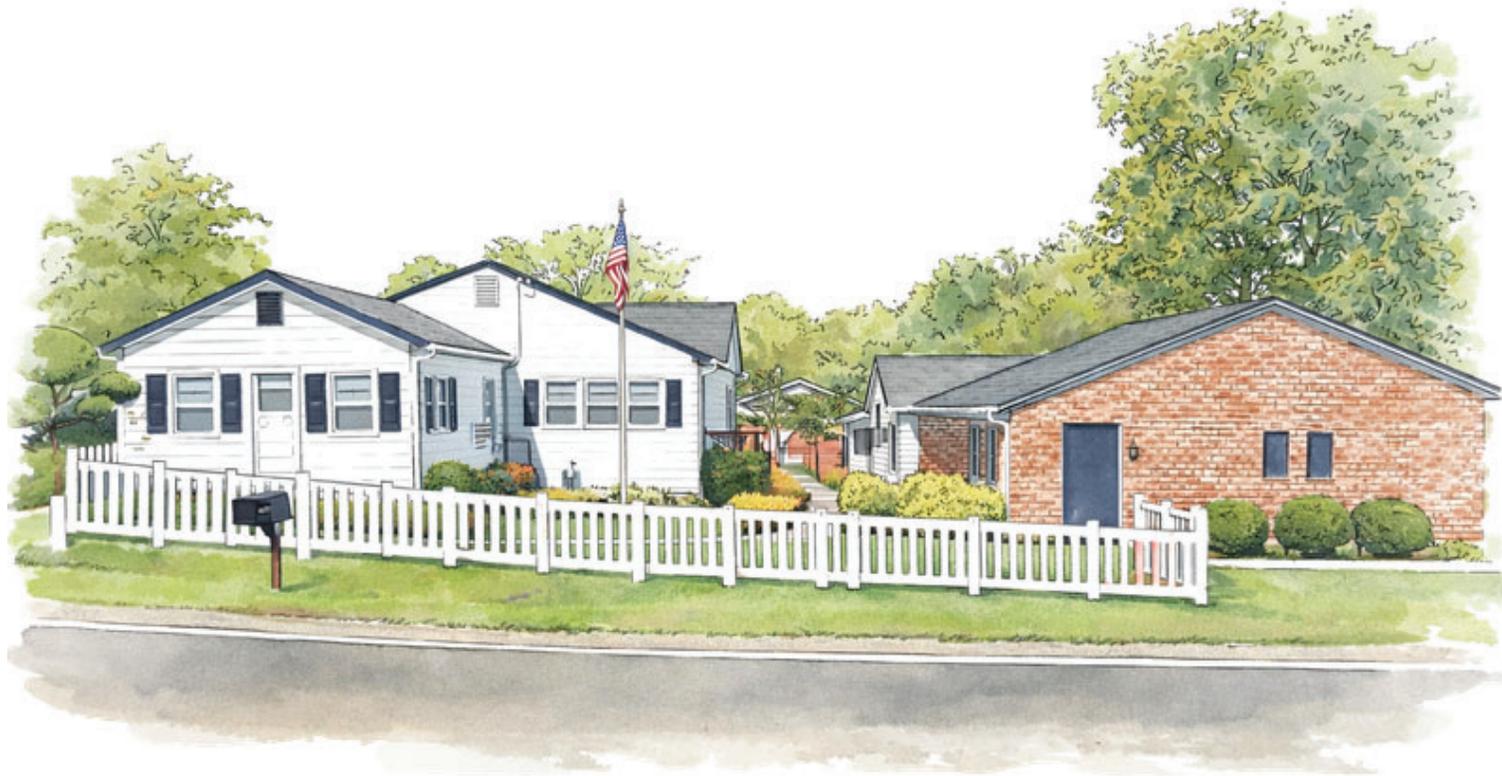
Close to Route 610, shopping centers, dining, and everyday amenities, supporting ease of drop-off, pick-up, and after-school or weekend classes.

## **Growing & Established Market**

Situated in a thriving and growing part of Stafford County, offering long-term stability and strong community engagement opportunities.



# 664 GARRISONVILLE ROAD



FOR MORE INFORMATION  
PLEASE CONTACT

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