

NEARBY RETAILERS



RETAIL FOR LEASE

- Neighborhood Retail Center with prime Garrisonville Road visibility and easy access to 17,880 VPD.
- Major façade upgrades complete.
- Growing and affluent neighborhood.
- 3 mins from North Stafford High School with over 2,000 students.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING
2,400 SF	"MARKET"	VANILLA SHELL	IMMEDIATE
3,600 SF	"MARKET"	FORMER MEDICAL OFFICE	IMMEDIATE
3,600 SF	"MARKET"	"AS-IS" (EXISTING GAS STATION + C-STORE)	WITHIN 90 DAYS OF EXECUTED LEASE
PAD OPPORTUNITY	"MARKET"	GROUND LEASE	IMMEDIATE

BETH SARGENT

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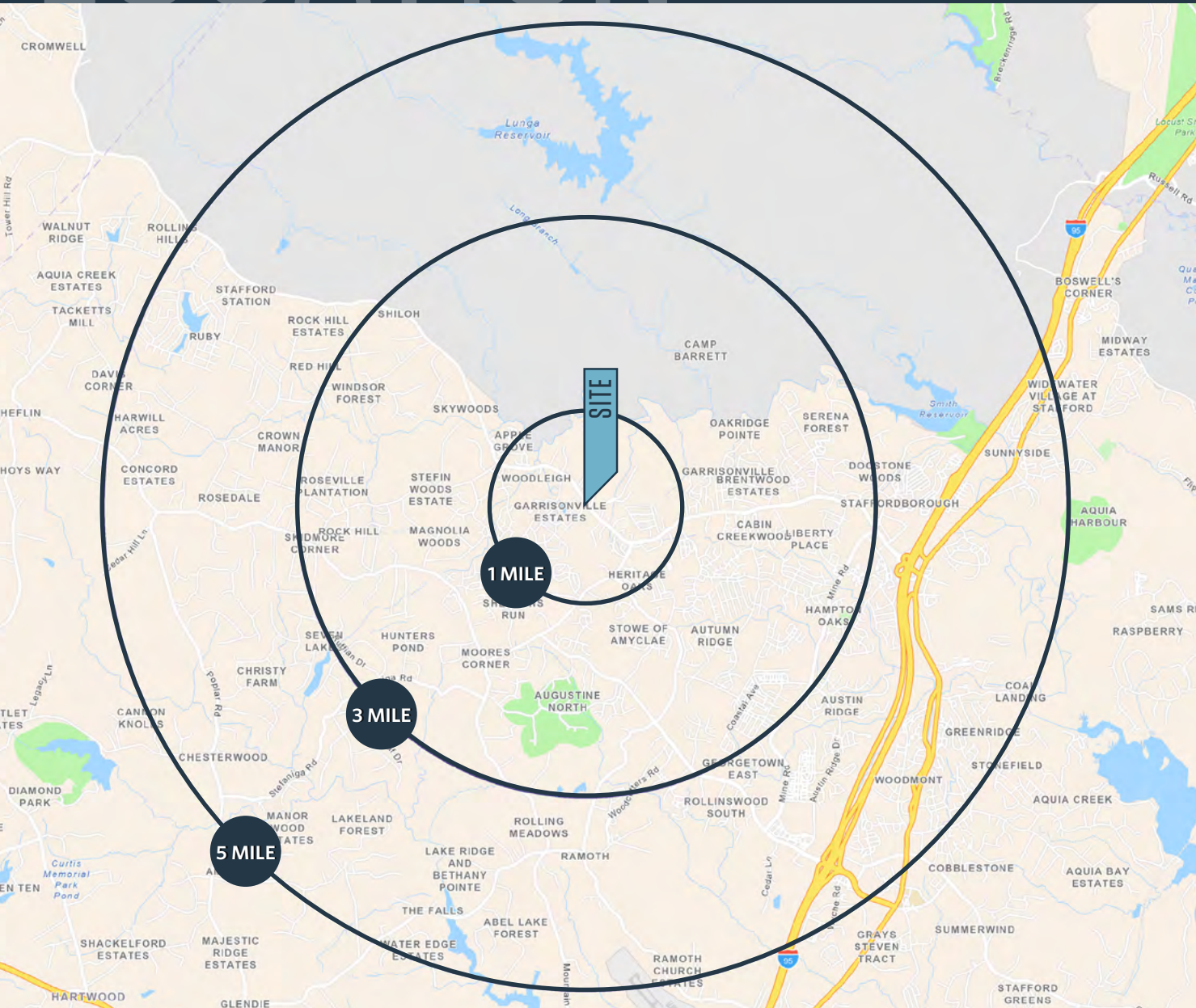
FORREST MORRILL

fmorrill@klnb.com | 703-268-2707

LOCATION

PATTON K PLAZA

1075 GARRISONVILLE RD, STAFFORD, VA 22556 STAFFORD COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
3,830	42,706	82,157
Daytime Population		
1,768	14,568	36,085
Households		
1,189	12,920	25,151
Average HH Income		
\$187,871	\$189,779	\$177,955

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Garrisonville Rd	17,880 ADT
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Stafford

Stafford County | Virginia

klnb

- Google Earth Pro -
2018 Aerial Photograph

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

THE SHOPPES AT
NORTH STAFFORD
(250,000 SF)

ANYTIME
FITNESS

15,780
[2023 ADT]

Walmart
Neighborhood Market

weis
PARKSIDE PLAZA

PATTON K PLAZA
PAPA JOHN'S

Garrisonville Rd

NORTH STAFFORD
HIGH SCHOOL

THE GARRISON
AT STAFFORD
(500,000 SF)

40,600
[2023 ADT]

ALDI
NORTH STAFFORD PLAZA
(183,902 SF)

BRAFFERTON
SHOPPING CENTER
(105,982 SF)

Onelife
FITNESS

DOC STONE COMMONS
SHOPPING CENTER
(416,448 SF)

Giant petco
Staples THE HOME DEPOT

69,010
[2023 ADT]

Walmart

STAFFORD MARKETPLACE
(800,00 SF)

Lowe's target
SHOPPERS
PETSMART ULTA
ROSS Party City
DRESS FOR LESS five BELOW
HomeGoods TJ-maxx

182,600
[2023 ADT]

29,150
[2023 ADT]

Wawa

AQUIA
TOWNE CENTER

Pizza Hut TIRE PLUS
TOTAL CAR CARE
McDonald's KFC



AQUIA

Richmond Hwy

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CLOSE UP

PATTON K PLAZA

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

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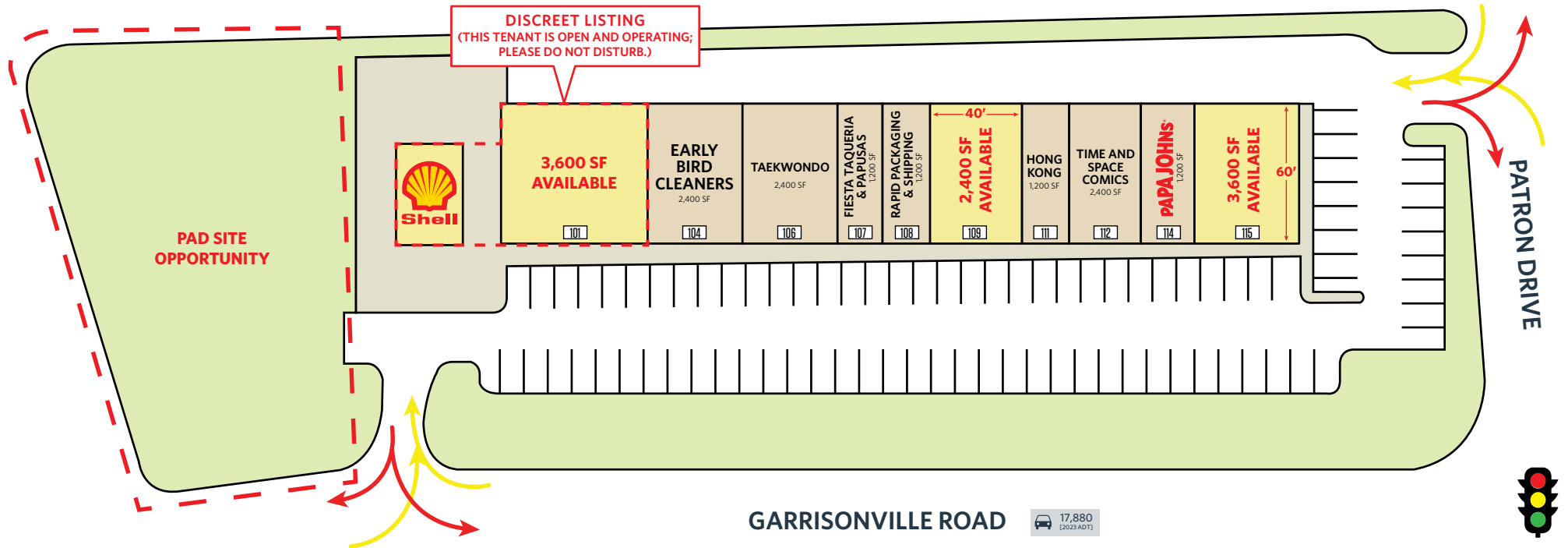
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KEY	
	AVAILABLE
	SIGNED LEASE

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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