

LEASE

STAFFORD POINTE

556 Garrisonville Rd Ste 202 Stafford, VA 22554



PROPERTY DESCRIPTION

1,435 sf Office space for Lease on Garrisonville Road

PROPERTY HIGHLIGHTS

- Prime location on Garrisonville Road
- Reception Area
- 3 large offices
- Bull Pen/Conference Area
- Kitchenette
- Restroom
- Flexible leasing options available
- Ample parking for tenants and visitors

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,435 SF
Lot Size:	87,828 SF
Building Size:	1.435 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,123	27,417	60,764
Total Population	56,086	89,862	191,498
Average HH Income	\$166,675	\$166,828	\$157,141

Donny Self, CCIM
(540) 842-6202



**COLDWELL BANKER
COMMERCIAL**
ELITE

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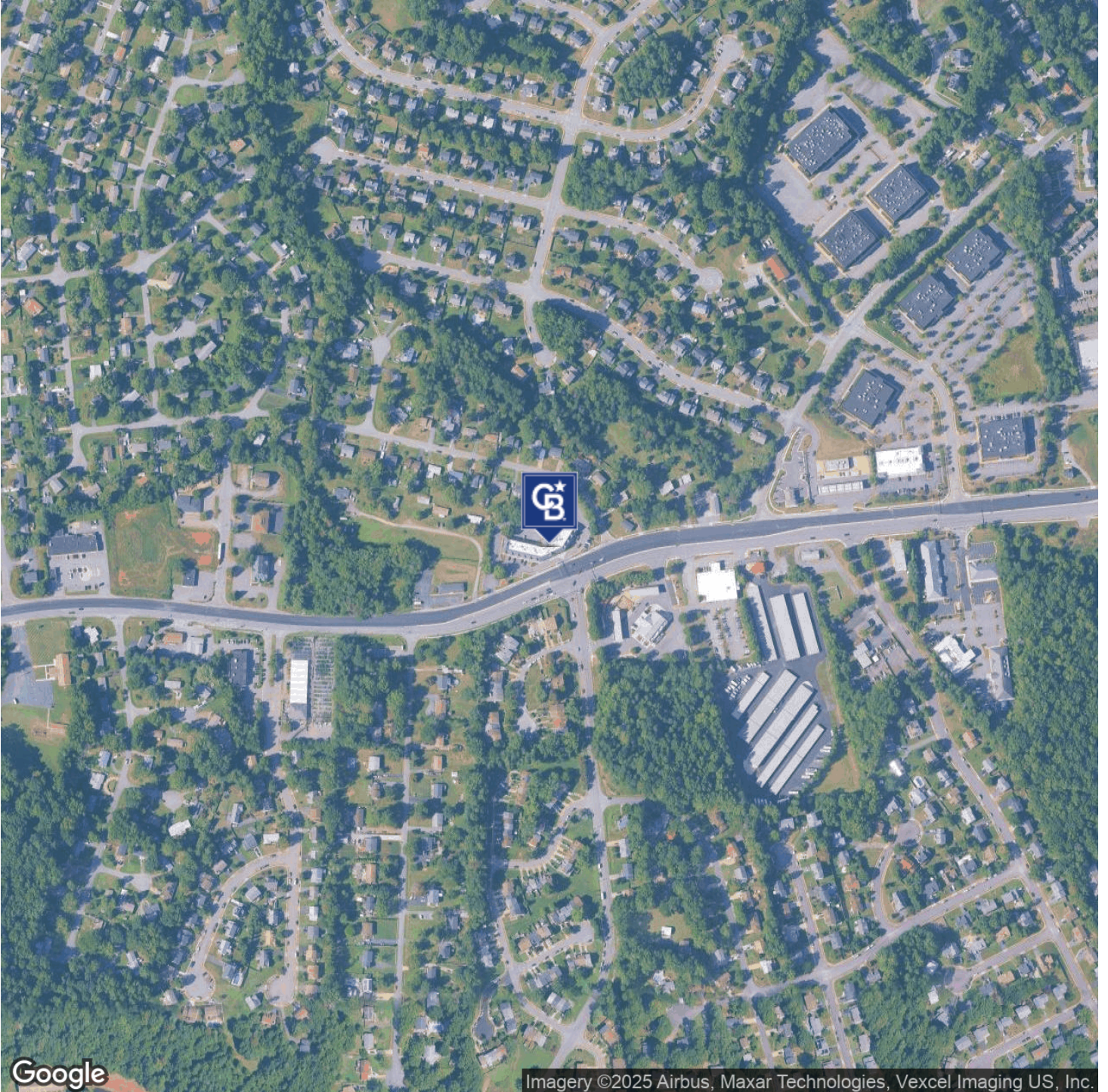


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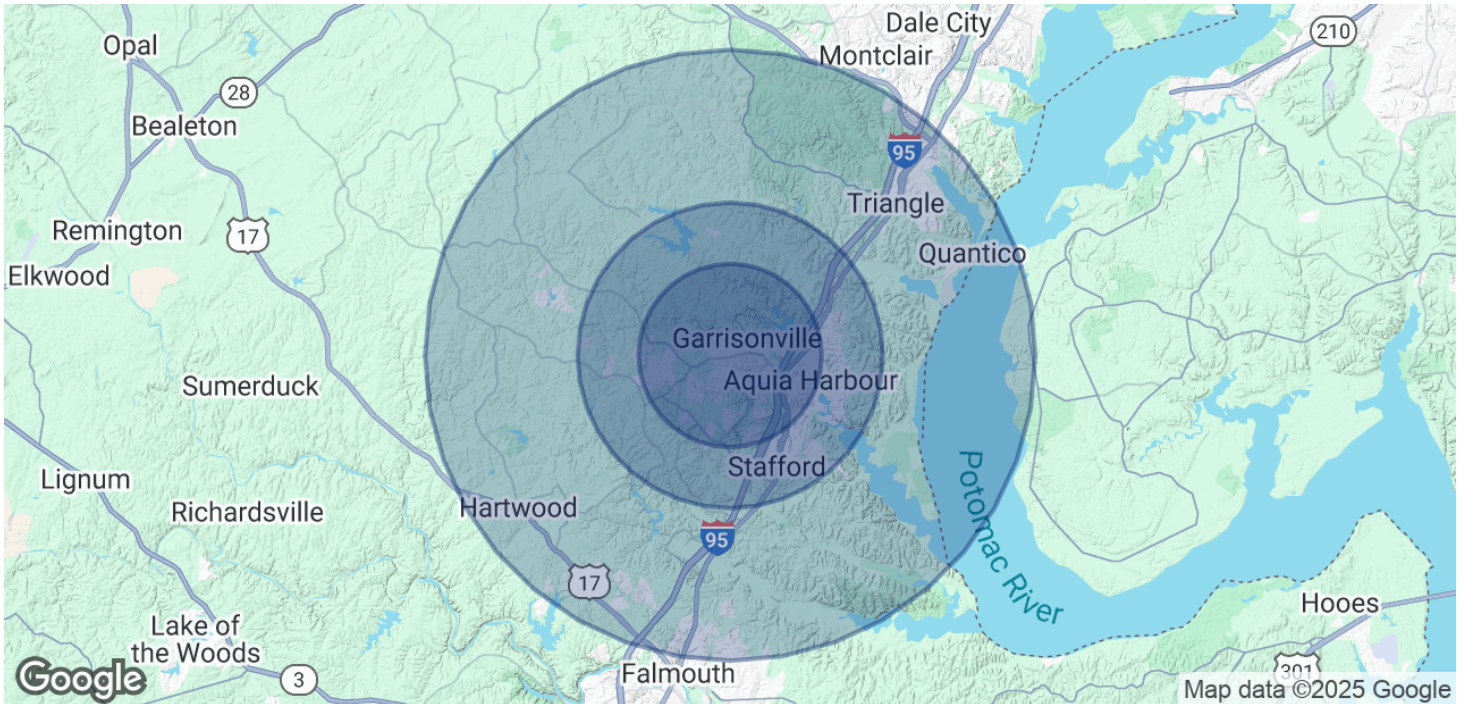


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	56,086	89,862	191,498
Average Age	35	36	36
Average Age (Male)	34	35	36
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,123	27,417	60,764
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$166,675	\$166,828	\$157,141
Average House Value	\$510,274	\$517,859	\$512,827

Demographics data derived from AlphaMap

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