

FOR LEASE

THE WASHINGTON BUILDING

100 | **Riverside Pky**
STAFFORD, VA 22405



OVERVIEW



J R A

Professional Flex / Office building located off Route 17

Property offers direct access to Interstate 95 (Exit 133)

First floor units include dock height doors

First floor units can be combined

INTERIOR IMAGES



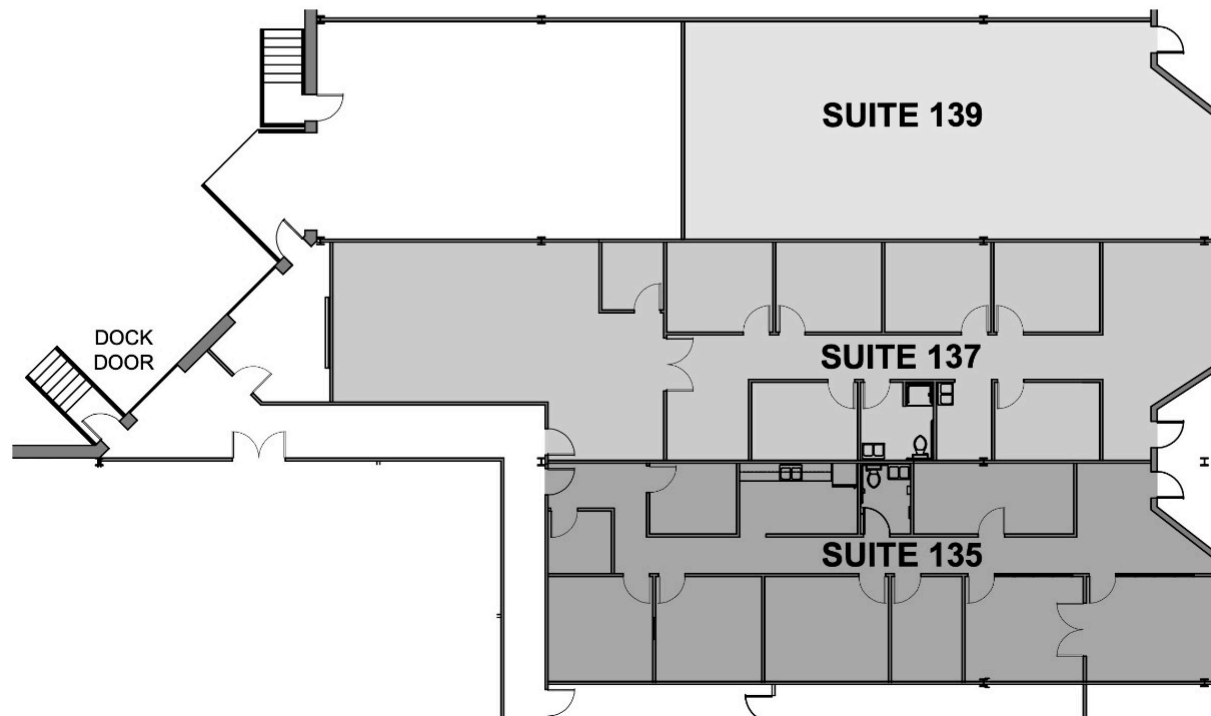
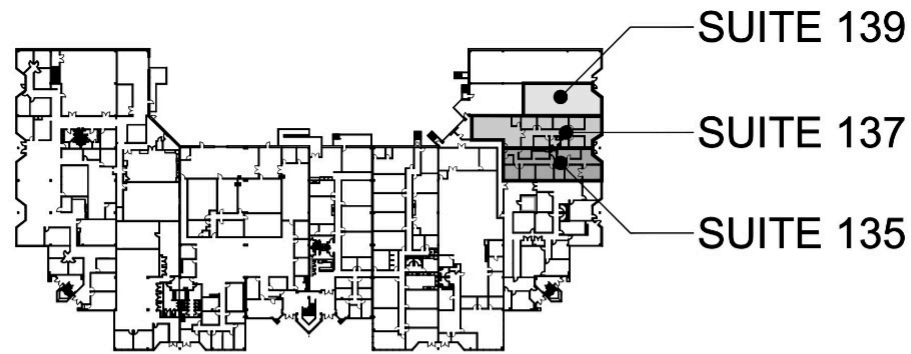
J R A



THE WASHINGTON BUILDING FLOORPLAN



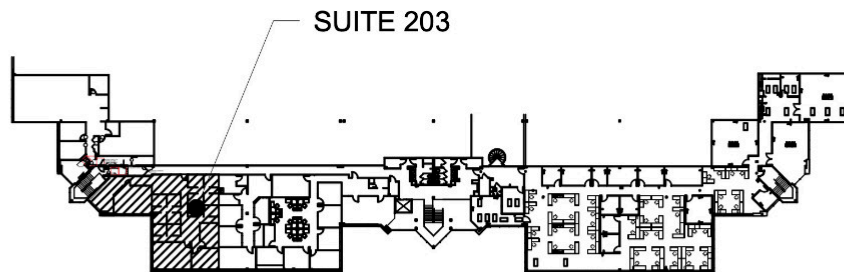
J R A



SUITE 203

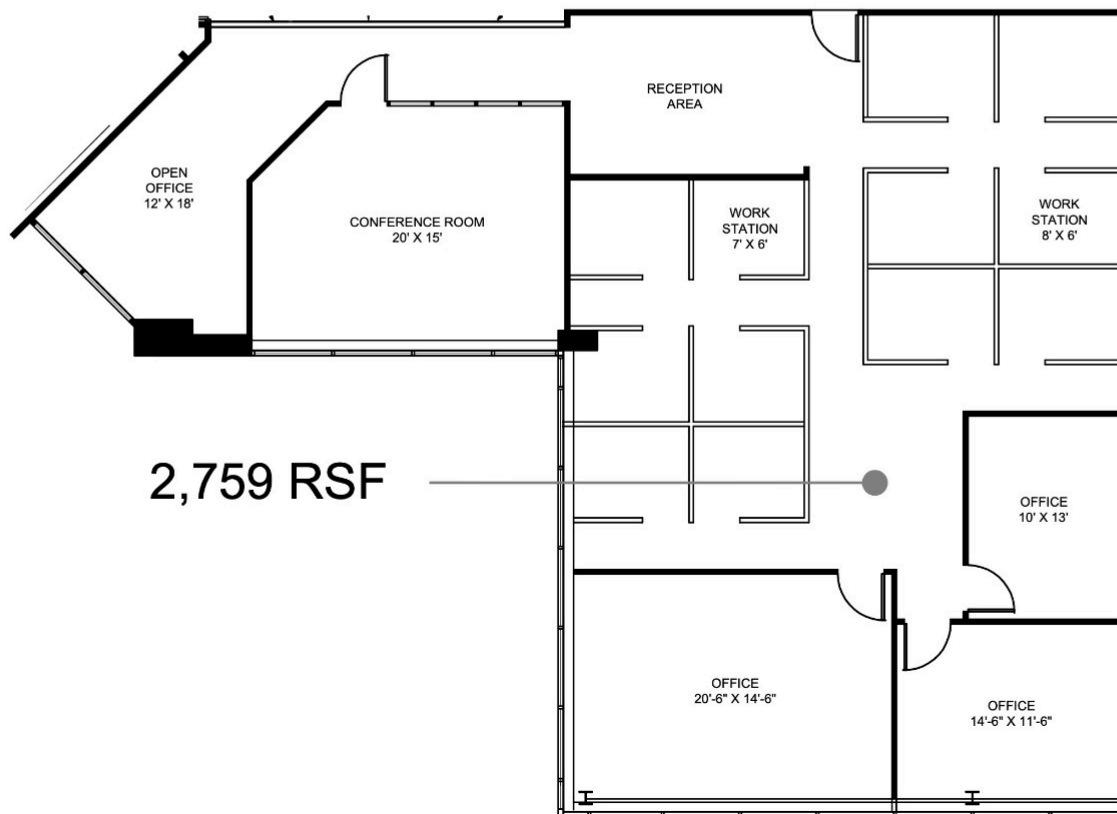


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KEY PLAN

NTS



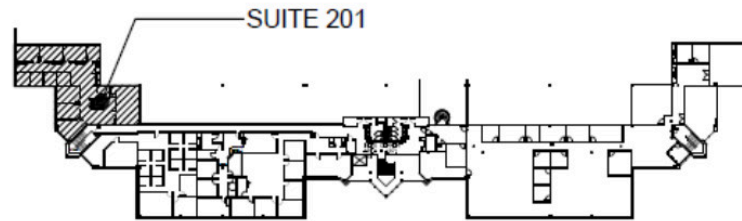
SUITE 203

Size:	2,759 RSF
Rent:	\$21.50 + utilities
Timing:	January 1, 2024

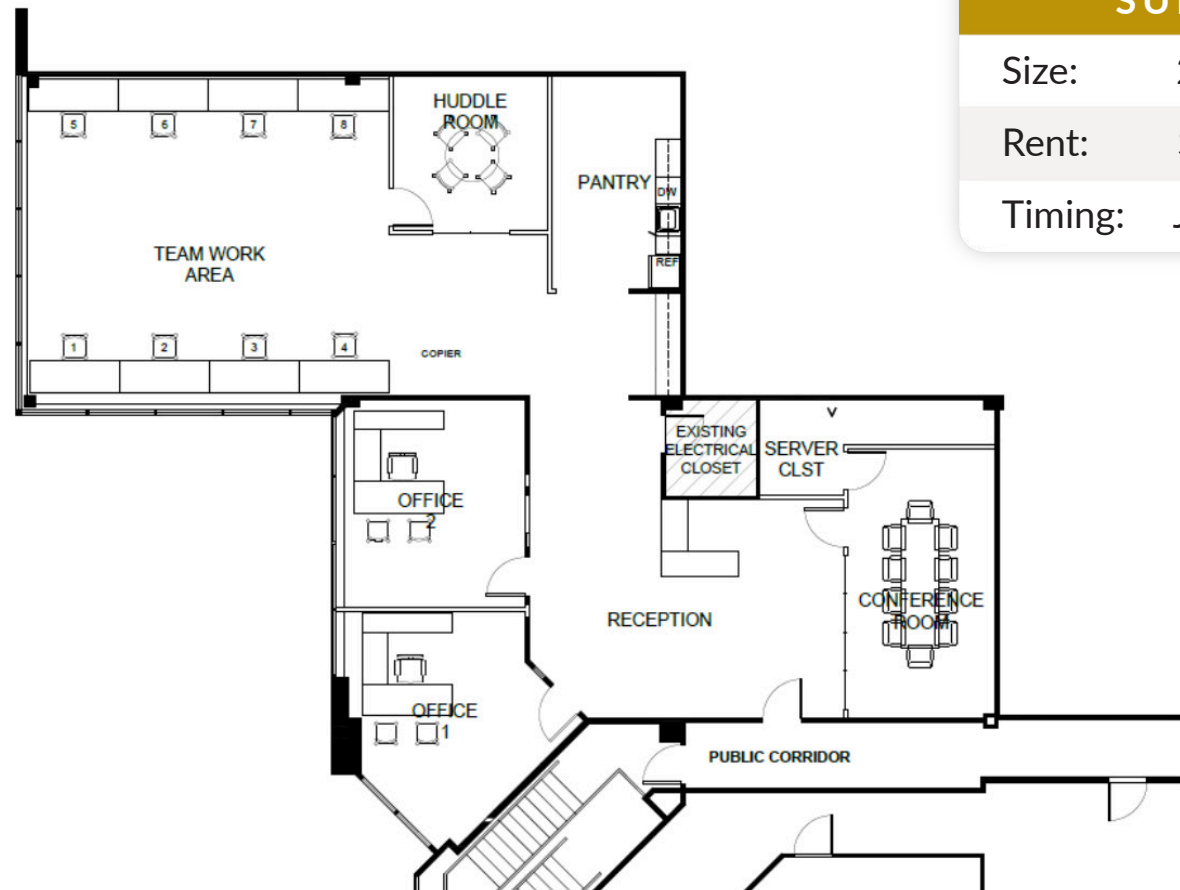
SUITE 201



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KEY PLAN
NTS



SUITE 201

Size: 2,973 RSF

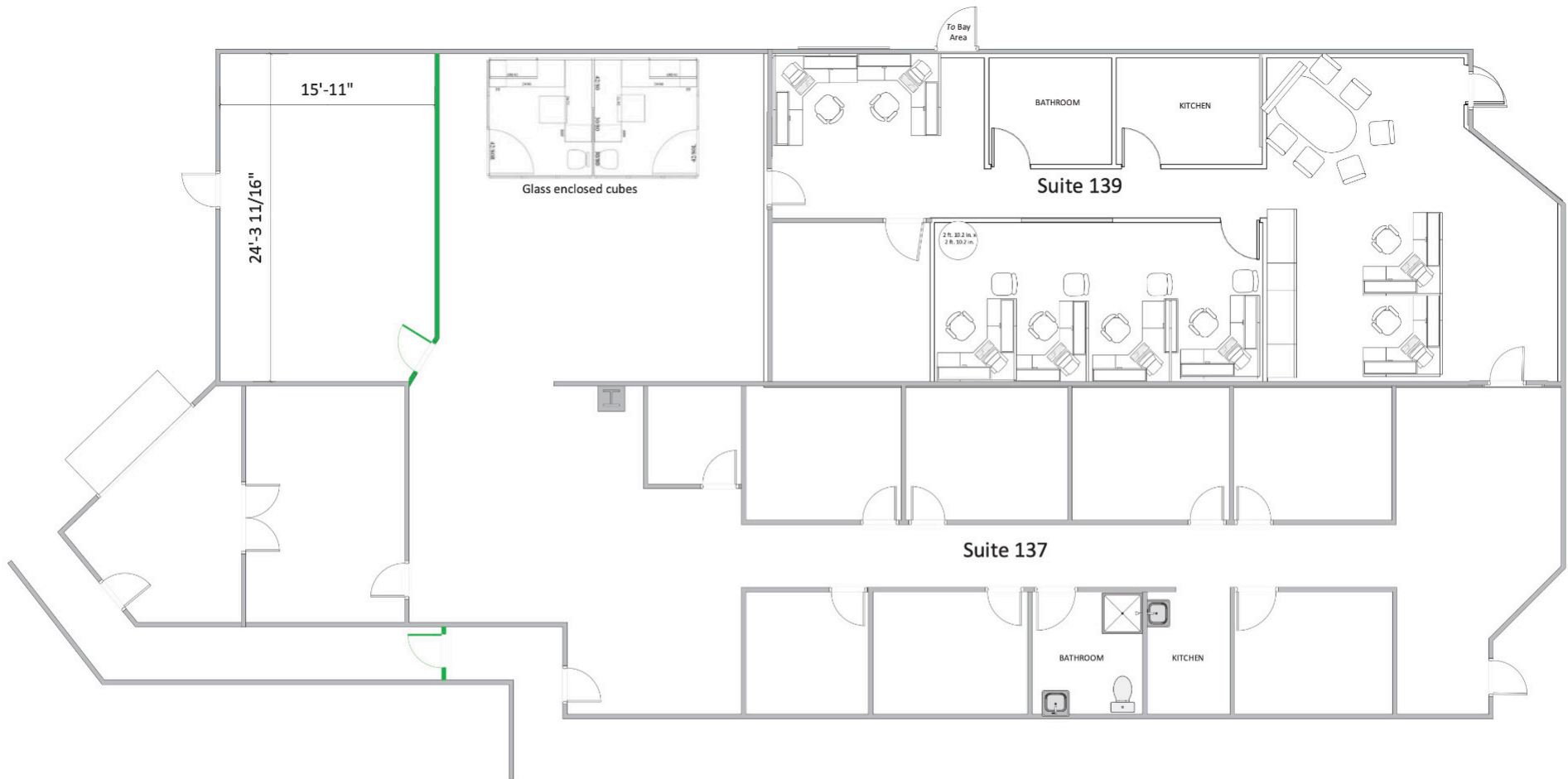
Rent: \$21.50 + utilities

Timing: July 1, 2024

SUITE 137 & 139



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SUITE 137

Size: 3,751 RSF
Rent: \$19.50 PSF + utilities
Timing: January 1, 2024
Docks: x1

SUITE 139

Size: 1,496 RSF
Rent: \$19.50 PSF + utilities
Timing: January 1, 2024
Docks: x1

MAP VIEW



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DEMOGRAPHIC/INCOME REPORT



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INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$106,251	\$107,594	\$122,806
Median Household Income	\$73,999	\$83,907	\$101,618
< \$25,000	882	4,097	7,878
\$25,000 - 50,000	1,246	5,428	11,883
\$50,000 - 75,000	2,042	6,008	12,297
\$75,000 - 100,000	932	4,829	12,121
\$100,000 - 125,000	553	3,590	10,816
\$125,000 - 150,000	517	2,148	8,611
\$150,000 - 200,000	1,122	4,835	13,980
\$200,000+	869	3,572	12,172

POPULATION	2 mile	5 mile	10 mile
2010 Population	14,468	76,593	214,301
2022 Population	22,229	94,940	262,814
2027 Population Projection	23,638	98,656	276,897
Annual Growth 2010-2022	4.1%	1.8%	1.7%
Annual Growth 2022-2027	1.3%	0.8%	1.1%
Median Age	34.1	35.6	36.8
Bachelor's Degree or Higher	35%	36%	36%
U.S. Armed Forces	107	494	2,358

FOR MORE INFORMATION
PLEASE CONTACT:



Heather Hagerman

📞 540-429-2429 (Cell)

📞 540-372-7675 (Office)

✉ hagerman@johnsonrealtyadvisors.com



Fitzhugh Johnson III

📞 540-623-4565 (Cell)

📞 540-372-7675 (Office)

✉ fjohnson3@johnsonrealtyadvisors.com

Andrew Hall

📞 540-656-3515 (Cell)

📞 540-372-7675 (Office)

✉ Andrew@johnsonrealtyadvisors.com



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REALTY

ADVISORS

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