



**COLDWELL BANKER**  
**COMMERCIAL**  
ELITE

**3.513  
ACRES**

**Garrisonville Road**



**DEVELOPMENT-READY B-2 PAD SITE**  
**FOR SALE**

719 Garrisonville Road, Stafford, VA 22554

Price:	\$2,650,000
Acreage:	3.513 AC
Zoning:	B-2
Tax Map ID:	#20-21

This site plan approved, rough-graded pad site presents a turnkey development opportunity for an owner/operator or investor ready to move forward immediately. Priced at \$2,650,000, the property offers a rare chance to acquire a development-ready commercial site with entitlements already in place, reducing timelines and upfront planning risk.

The site is approved for self-storage and supports multiple by-right uses under B-2 zoning, making it highly adaptable to a range of commercial and industrial applications. Whether pursuing storage, contractor operations, or supply-based business uses, this property delivers flexibility, efficiency, and strong positioning for long-term value.

## KEY PROPERTY HIGHLIGHTS

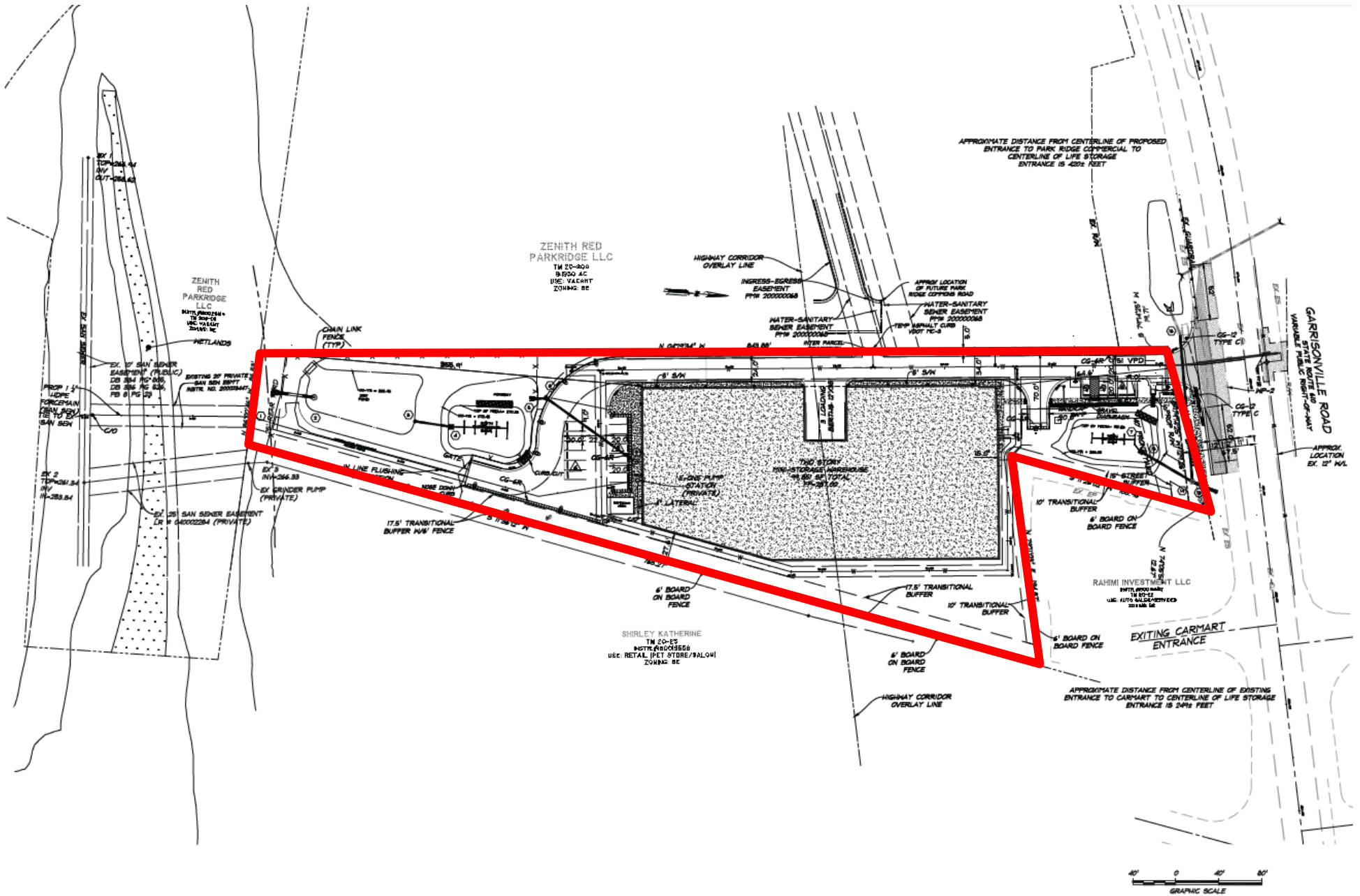
- Site plan approved rough-graded pad site
- Approved for self-storage development
- Zoned B-2 with multiple by-right uses
- Ideal for commercial storage or commercial parking
- Permitted uses include building material sales and storage yard, mulch sales, flex office, lumber/building/electrical/plumbing supply with covered storage, plant and tree nursery/greenhouse, and wholesale business
- Development-ready for owner/operator or investor
- Offered at \$2,650,000

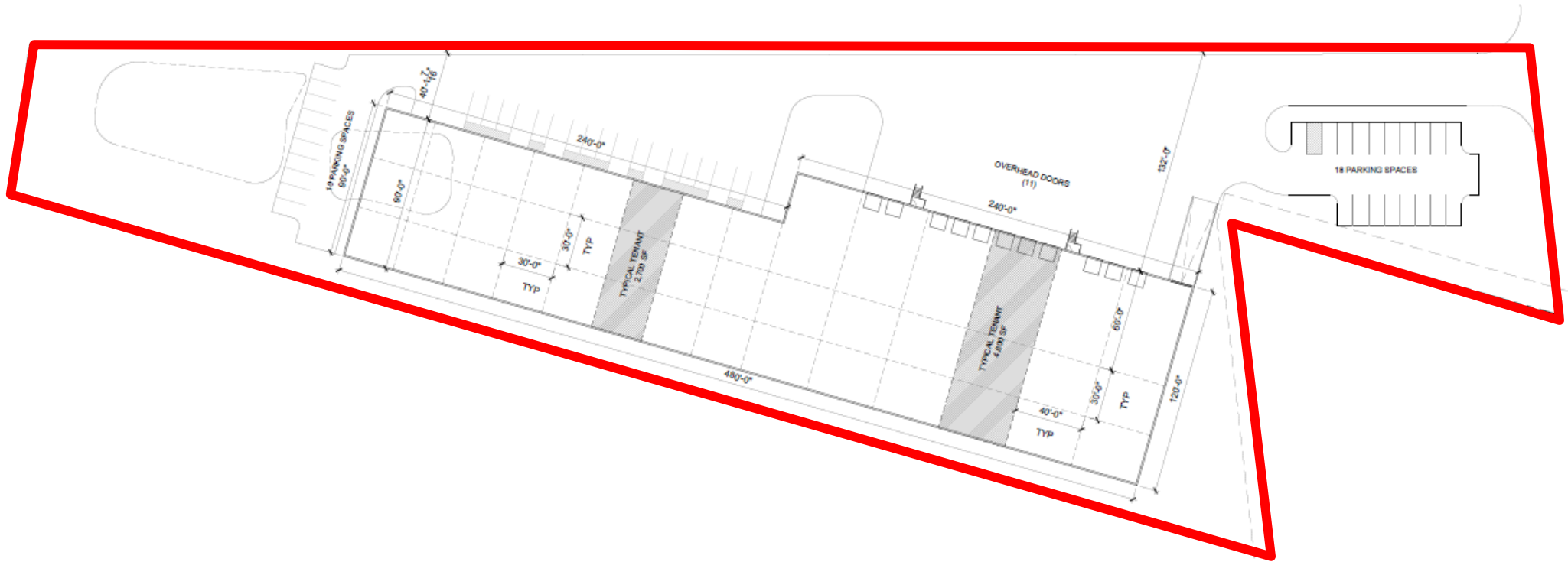
## PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	50,818	86,893	170,409
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	15,314	26,652	54,005
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$171,986	\$169,184	\$157,074



# APPROVED SITE PLAN FOR SELF-STORAGE SITE







## PERMITTED BY RIGHT

- All Uses Permitted by Right in the B-1 District
- Adult Day Care Center
- Bank, Lending Institution
- Barber/Beauty Shop
- Building Material Sales & Storage Yard and Mulch Sales
- Car Wash
- Child Care Center
- Clinic, Medical/Dental
- Club/Lodge/Fraternal Organization
- Convenience Center
- Dance Studio
- Data and Computer Services Centers
- Drug Store
- Dry Cleaner/Laundry
- Farmers Market
- Flex Office
- Florist
- Funeral Home
- General Office Use
- Gift/Antique Shop
- Hotel
- Indoor Flea Market
- Low Intensity Commercial Retail
- Lumber/Building/Electrical/Plumbing Supply
- Machinery Sales and Service
- Medical/Dental Office
- Medium Intensity Commercial Retail
- Motel
- Pet Store
- Place of Worship
- Plant and Tree Nursery/Greenhouse
- Printing/Publishing/Engraving
- Public Facilities/Utilities
- Public Works
- Recreational Enterprise
- Restaurant
- Retail Bakery
- Retail Food Shop
- School
- School, Vocational
- Tailor Shop
- Theater
- Wholesale Business

## SPECIAL USE PERMIT

- Adult Business
- Arcade
- Auto Service
- Automobile Repair
- Boat Sales
- Broadcasting Station
- Drive-through
- Dwelling
- Fleet Parking
- Hospital
- Marina
- Microbrewery
- Motor Vehicle Rental
- Motor Vehicle Sales
- Night Club
- Outdoor Flea Market
- Public Facilities/Utilities
- Public Parking Lot
- Retail Photo Laboratory Processing
- Theater
- Vehicle Fuel Sale
- Warehouse, Mini-storage
- Warehouse, Storage

OFFERING MEMORANDUM

# DEVELOPMENT-READY B-2 PAD SITE

719 GARRISONVILLE ROAD, STAFFORD, VA 22554


FOR MORE INFORMATION PLEASE CONTACT:



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