

SALE

AQUIA PARK: 1200 SF UNIT FOR SALE

2785 Richmond Highway Stafford, VA 22554



PROPERTY DESCRIPTION

Very attractively priced condo for sale in Aquia Park!. Loaded in Northern Stafford County, Aquia Park consists of 7 buildings featuring a variety of uses from restaurant, retail, fitness, office and medical. All units are 1200 sf.

PROPERTY HIGHLIGHTS

- 1,200 SF unit for sale, priced competitively!
- Units are 20 x 60
- Zoned B2 for versatile business opportunities
- Built in 2007
- End unit with prominent visibility from Rt 1 (Richmond Highway)
- Ideal for owner-occupiers or lease-out investment
- Vacant property ready for immediate use or leasing opportunity

OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	1,200 SF
Building Size:	1,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,582	20,389	26,291
Total Population	10,673	65,096	86,025
Average HH Income	\$154,971	\$160,788	\$163,939

Brian Cunningham, CCIM
(540) 429-3414

Kati Bock
(571) 213-4936



**COLDWELL BANKER
COMMERCIAL**
ELITE

SALE

AQUIA PARK: 1200 SF UNIT FOR SALE

2785 Richmond Highway Stafford, VA 22554



Brian Cunningham, CCIM
(540) 429-3414

Kati Bock
(571) 213-4936

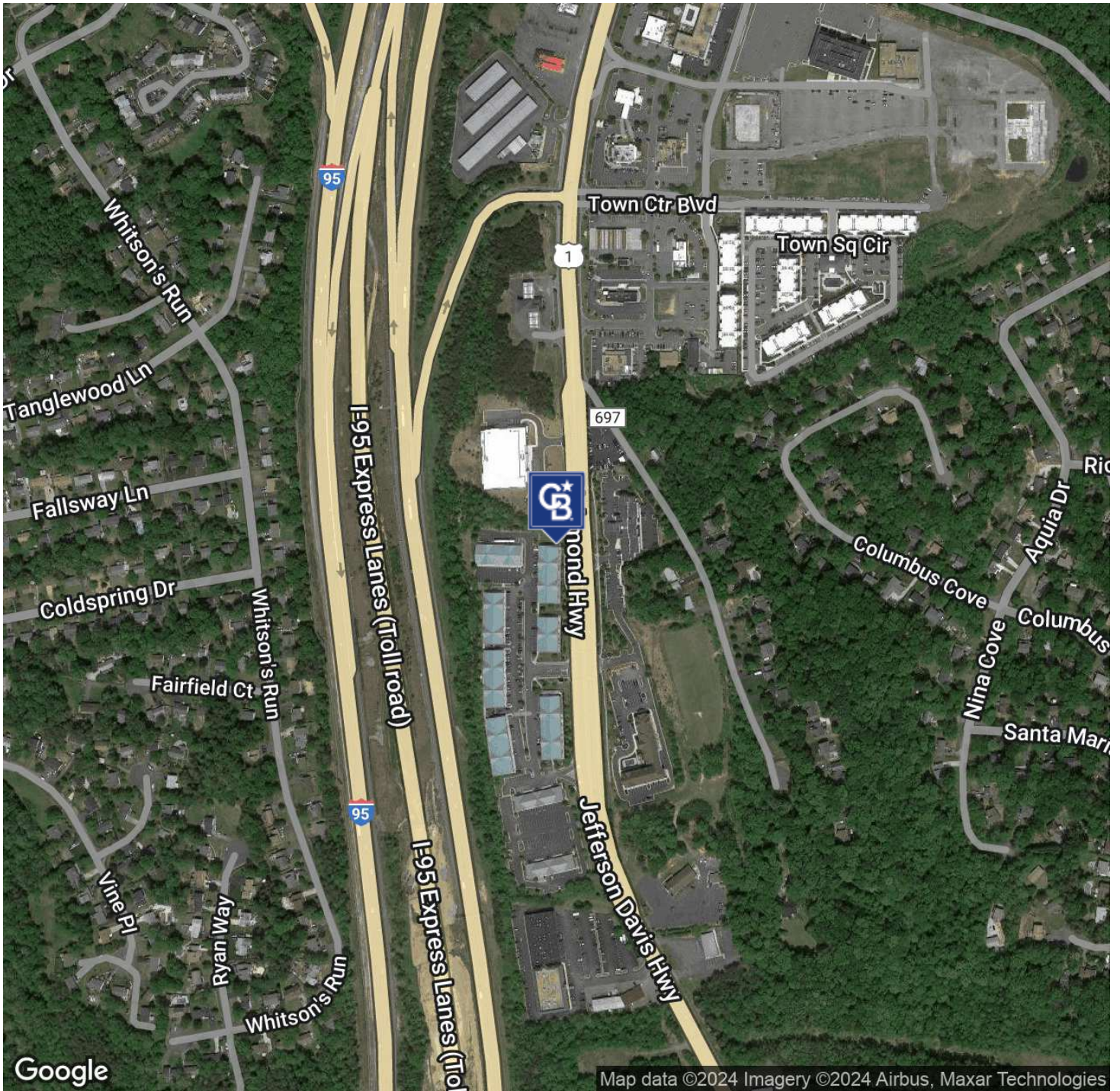


COLDWELL BANKER
COMMERCIAL
ELITE

SALE

AQUIA PARK: 1200 SF UNIT FOR SALE

2785 Richmond Highway Stafford, VA 22554



Brian Cunningham, CCIM
(540) 429-3414

Kati Bock
(571) 213-4936

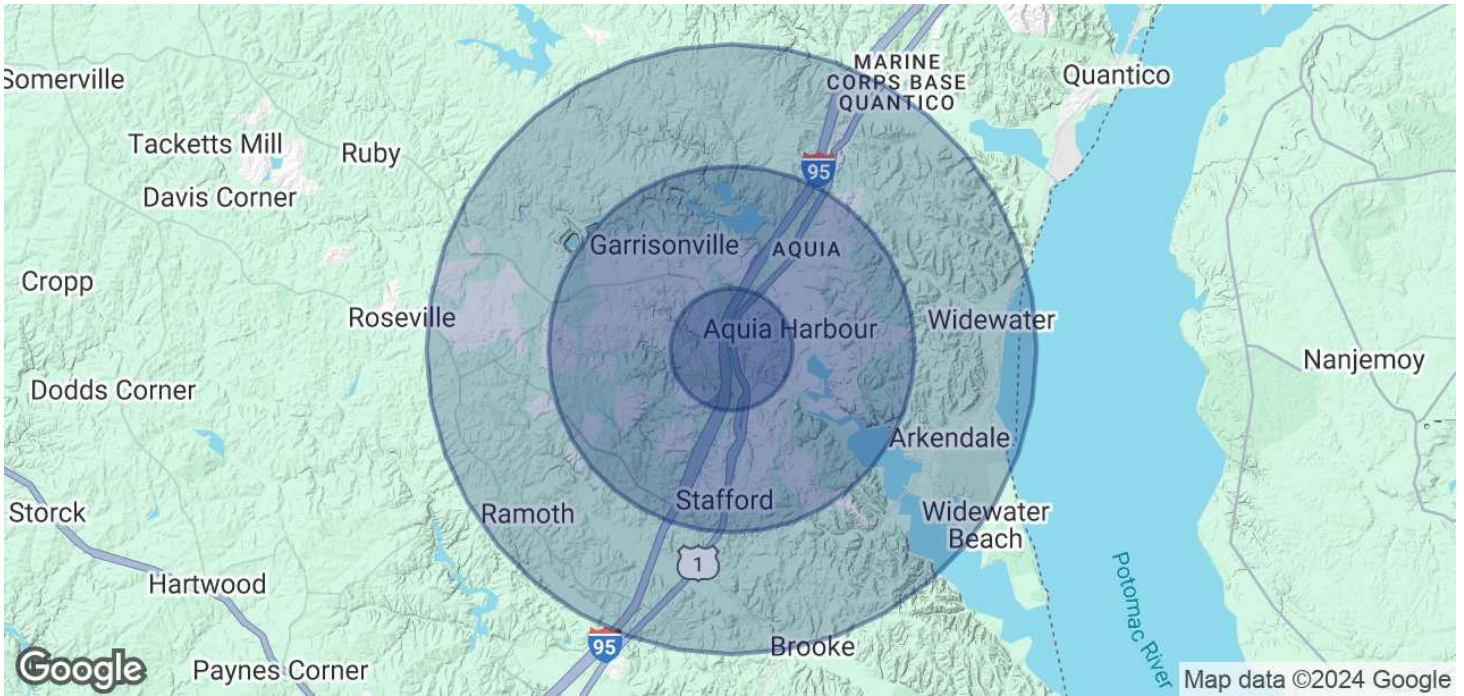


**COLDWELL BANKER
COMMERCIAL**
ELITE

SALE

AQUIA PARK: 1200 SF UNIT FOR SALE

2785 Richmond Highway Stafford, VA 22554



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,673	65,096	86,025
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	36	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,582	20,389	26,291
# of Persons per HH	3	3.2	3.3
Average HH Income	\$154,971	\$160,788	\$163,939
Average House Value	\$524,622	\$506,909	\$514,030

Demographics data derived from AlphaMap

Brian Cunningham, CCIM
(540) 429-3414

Kati Bock
(571) 213-4936



**COLDWELL BANKER
COMMERCIAL**
ELITE