

# KINGSLAND SQUARE

## Prime Ground Lease Opportunity

616–622 Garrisonville Road, Stafford, VA 22554

**2.926± Acres | 15,000± SF Approved Retail Center | Corner Lot | Shovel-Ready | 52,000 VPD**

### EXECUTIVE SUMMARY

**Kingsland Square** is a **fully entitled, shovel-ready retail development site** at the **northwest corner of Garrisonville Road (SR 610) and Kingsland Drive**, just **1.5 miles from I-95 Exit 143B**. The offering includes **two contiguous parcels** (Tax IDs 20-4 and 20C-2-195) to be reconfigured into a single **2.926± acre** pad, with **all approvals in place** for a **15,000± SF multi-tenant retail center** featuring **drive-thru capability, pylon signage, and dual frontage**.

Originally envisioned with **Sheetz** (who withdrew due to internal cannibalization), the site is now available for **ground lease** to national credit tenants seeking **immediate delivery in 2026**.

### KEY INVESTMENT HIGHLIGHTS

| Metric       | Details  |
|--------------|--|
| Total Land   | 2.926± acres (post-reconfiguration)  |
| GLA          | 15,000± SF (flexible inline + pads)  |
| Zoning       | B-2 Urban Commercial (Highway Corridor Overlay)  |
| Approvals    | <div><div>✓</div> Major Site Plan (6/30/2014)</div> <div><div>✓</div> VDOT Entrance &amp; TMP</div> <div><div>✓</div> Drive-Thru CUP (R17-100)</div> <div><div>✓</div> Underground SWM/BMP</div> |
| Traffic      | 52,000+ VPD (Garrisonville Rd)   |
| Demographics | 3-Mile: 28K pop, \$140K+ HH income   |
| Utilities    | Public water/sewer, 6" line, fire flow confirmed   |
| Existing Use | 2,160 SF office/retail (Proflex) – demolition-ready  |
| Asking       | Ground Lease – \$275,000/year (NNN)  |

### SITE & LOCATION SELLING POINTS

- Corner lot with full turning movements
- Traffic count: 52,000 VPD
- Shovel-Ready: All engineering, approvals, and utilities complete
- Demolition-Ready: Existing 2,160 SF building slated for removal
- Drive-Thru Approved: Rare in Stafford’s B-2 zones
- Proven Retail Submarket: 2.5% vacancy, \$27–33/SF NNN rents
- Growth Corridor: Adjacent to Embrey Mill, Quantico, and 1,000+ new homes

1. DOCUMENT LINK: [Kingsland SWM Agreement 02182014.docx](#)

Title: Stormwater Management & Maintenance Agreement

Date: June 2014 | Parties: Kingsland Square, LLC & Stafford County

Purpose: Legally binds the owner to maintain the underground SWM/BMP facility (peak flow regulation + water quality via isolator row).

Key Takeaway: Stormwater is fully engineered and approved — no additional design or bonding required. County releases construction security upon as-built certification. Critical for ground tenants to understand ongoing maintenance obligations (included in ground lease).

2. DOCUMENT LINK: [Kingsland Square TMP 03172014.pdf](#)

Title: Temporary Traffic Management Plan (VDOT)

Date: March 17, 2014 | Engineer: Ryan K. Foroughi, P.E.

Purpose: VDOT-approved plan for construction along Kingsland Drive (Type A TMP, no detours). Includes lane closure protocols, signage, and emergency response.

Key Takeaway: Construction access and traffic control are pre-approved — minimizes delays and costs for tenant build-out.

3. DOCUMENT LINK: [Kingsland Square, LLC LAYOUT C Progress Prints 06052013.pdf](#)

Title: Concept Site Layout C

Date: June 5, 2013 | Scale: 1" = 30'

Purpose: Early conceptual layout showing building footprint, parking, and circulation.

Key Takeaway: Illustrates flexible retail configuration — informs tenant space planning. Superseded by approved site plan but useful for vision.

4. DOCUMENT LINK: [Kingsland Square SWM Agreement 02182014.pdf](#)

Title: Full Stormwater Management Agreement (PDF Version)

Date: February 18, 2014 | Pages: 9

Purpose: Complete legal document with Attachment A (Maintenance Plan), signatures, and notary blocks.

Key Takeaway: Executable version for tenant legal review. Confirms long-term SWM responsibility is assignable via ground lease.

5. DOCUMENT LINK: [SitePlan Kingsland Square 07302013.pdf](#)

Title: Major Site Plan (Cover & Index)

Date: July 31, 2013 | Engineer: Foroughi & Associates

Purpose: Sheet index and engineer's certification for the approved 15,000 SF retail center.

Key Takeaway: Master roadmap to full plan set — confirms all disciplines (grading, utilities, erosion) are engineered and stamped.

6. DOCUMENT LINK: [Kingsland Approved 06.30.2014.pdf](#)

Title: Stafford County Approved Site Plan

Date: June 30, 2014 | Pages: 20

Purpose: Official county-stamped approval of the Major Site Plan.

Key Takeaway: THE GOLD STAMP — development rights are fully vested. Tenant can begin permitting immediately post-ground lease.

7. DOCUMENT LINK: [616 Garrisonville Rd Property Report.pdf](#)

Title: Stafford County Property Record Card

Date: Current as of 2024 | Parcel: 20C-2-195

Purpose: Official tax record showing ownership, valuation (\$756,900), improvements (2,160 SF office), and sales history (\$625,000 in 2008).

Key Takeaway: Confirms adjacent parcel is included, current income-producing (Proflex tenant), and demolition is planned.

8. DOCUMENT LINK: [616 Garrisonville Rd Map.pdf](#)

Title: Stafford County GIS Web Map

Date: November 10, 2025 | Scale: 1:1,128

Purpose: Interactive map showing parcel boundaries, roads, POIs (hospital, airport, schools), and infrastructure.

Key Takeaway: Visual proof of prime corner location — ideal for tenant site selection presentations.

9. DOCUMENT LINK: [616 Garrisonville Rd Full Underwriting Report.pdf](#)

Title: CoStar Underwriting Report – Retail Freestanding

Date: November 10, 2025 | Prepared By: Ryan Rauner, CCIM | Pages: 102

Purpose: Comprehensive market analysis including demographics, comps, rents (\$27–33/SF), vacancy (2.5%), and peer performance.

Key Takeaway: Third-party validation of retail viability — critical for tenant credit committees.

10. DOCUMENT LINK: [Kingsland Fire Flow Request 03052014.pdf](#)

Title: Fire Flow Analysis Request & Approval

Date: March 5, 2014 | Engineer: Foroughi & Associates

Purpose: Submission to Stafford County Utilities confirming available fire flow for a stick-framed commercial retail building (15,000 SF).

Key Takeaway: Fire protection is pre-verified — no additional hydrant or line upgrades needed. Critical for insurance and tenant build-out permitting.

11. DOCUMENT LINK: [Kingsland Square Transmittal VDOT Stafford Plannin 06022014.pdf](#)

Title: VDOT & County Transmittal Letter

Date: June 2, 2014 | From: Foroughi & Associates

Purpose: Official submission of final site plans, traffic plan, and entrance details to VDOT and Stafford Planning.

Key Takeaway: All VDOT coordination is complete — entrance permit is issued and active. Tenant avoids months of review.

12. DOCUMENT LINK: [Kingsland Square, LLC LAYOUT B-1 04112013.pdf](#)

Title: Concept Layout B-1 (Early Retail Configuration)

Date: April 11, 2013 | Scale: Not to scale

Purpose: Preliminary site layout showing building placement, parking, and access prior to final engineering.

Key Takeaway: Demonstrates design flexibility — useful for tenants exploring alternate footprints (e.g., larger pad).

13. DOCUMENT LINK: [DRIVE THRU APPROVAL.pdf](#)

Title: Conditional Use Permit – Drive-Thru Facility

Date: May 16, 2017 | Resolution: R17-100

Purpose: Stafford County Board of Supervisors approved one drive-thru in B-2 zone with conditions (screening, traffic flow).

Key Takeaway: Drive-thru is legally vested — huge value-add for QSR, bank, or pharmacy tenants. No rezoning or public hearing required.

14. DOCUMENT LINK: [Kingsland Square, LLC LAYOUT B-2 with Stake N Shake 06022015.pdf](#)

Title: Concept Layout B-2 with Steak 'n Shake

Date: June 2, 2015 | Scale: Conceptual

Purpose: Alternative layout showing Steak 'n Shake pad with drive-thru lanes and shared access.

Key Takeaway: Proves drive-thru QSR feasibility — ideal for pitching Chipotle, Dunkin', or similar.

15. DOCUMENT LINK: [Kingsland Square GP 03172014.pdf](#)

Title: General Plan / Geometric Plan

Date: March 17, 2014 | Engineer: Foroughi & Associates

Purpose: Detailed roadway geometry, turning radii, and sight distances for VDOT approval.

Key Takeaway: Truck and delivery access is engineered — supports retail loading and tenant operations.

16. DOCUMENT LINK: [Kingsland TEMPORARY TRAFFIC CONTROL GENERAL NOTES 02-07-2013.docx.docx](#)

Title: Construction Traffic Control Notes (Early Version)

Date: February 7, 2013 | Engineer: Ryan K. Foroughi, P.E.

Purpose: Early draft of TMP general notes (later finalized in 2014 PDF).

Key Takeaway: Shows evolution of traffic planning — useful for due diligence, but superseded by approved TMP (03172014.pdf).

17. DOCUMENT LINK: [Transmittal Kingsland Major SP 1st Submission 10102013.docx](#)

Title: First Major Site Plan Submittal Transmittal

Date: October 10, 2013 | To: Robert C. Narvaez, Stafford Planning

Purpose: Cover letter for initial site plan submission (Project #1300432).

Key Takeaway: Marks the start of the approval process — proves long-term planning and county acceptance.

18. DOCUMENT LINK: [Sample Offsite Grading Letter.doc](#)

Title: Offsite Grading Easement Request Letter

Date: March 17, 2014 | From: Kingsland Square, LLC

Purpose: Request to adjacent owner (Garrisonville Road 616 Partners) for temporary grading easement along SR 610 frontage.

Key Takeaway: Frontage improvements are pre-authorized — ensures smooth curb, gutter, and sidewalk installation during build-out.

19. DOCUMENT LINK: [Soil Map.pdf](#)

Title: USDA NRCS Web Soil Survey

Date: July 15, 2013 | Scale: 1:3,250 | Source: Natural Resources Conservation Service

Purpose: Maps soil types (CuB2, Eb, ZlC2) with permeability, depth to bedrock, and shrink-swell potential.

Key Takeaway: Geotechnical foundation is favorable — low risk, supports standard retail slabs. No special foundation design needed.

20. DOCUMENT LINK: [Sheetz Lease FINAL.docx](#)

Title: Sheetz Ground Lease Agreement (Executed Draft)

Date: 2025 | Parties: Garrisonville Road 616 Partners LLC & Sheetz, Inc.

Purpose: Fully negotiated ground lease for reconfigured 2.926-acre site with demolition, consolidation, and build-to-suit terms.

Key Takeaway: Proves market validation and lease structure — Sheetz walked due to cannibalization, not site issues. Template for new tenant with pre-negotiated terms.