

# LEASE

## AQUIA PARK

2773 Richmond Highway #119 Stafford, VA 22554



### PROPERTY DESCRIPTION

1200 sf fully built out zoned for any commercial use in high traffic center.

### PROPERTY HIGHLIGHTS

- Asking \$2,700/mo which includes NNN Fees
- Fully Built out 1200 sf medical office, but Landlord will renovate for any use
- Neighboring Co-Tenants include Papa John's, VA ABC Store & State Farm insurance
- Strong visibility and pedestrian traffic
- Easy access to Rt 1 and I-95

### OFFERING SUMMARY

Lease Rate:	\$22.00 per month (NNN)
Available SF:	1,200 SF
Lot Size:	1,200 SF
Building Size:	1,200 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	832	3,500	7,024
Total Population	2,360	10,377	21,994
Average HH Income	\$123,294	\$154,760	\$161,504

**Brian Cunningham, CCIM**  
(540) 429-3414

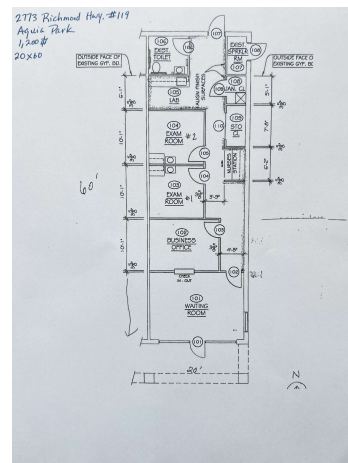
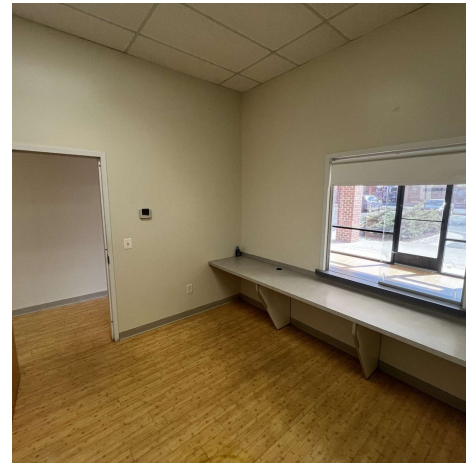


**COLDWELL BANKER  
COMMERCIAL**  
ELITE

# LEASE

## AQUIA PARK

2773 Richmond Highway #119 Stafford, VA 22554



**Brian Cunningham, CCIM**  
(540) 429-3414



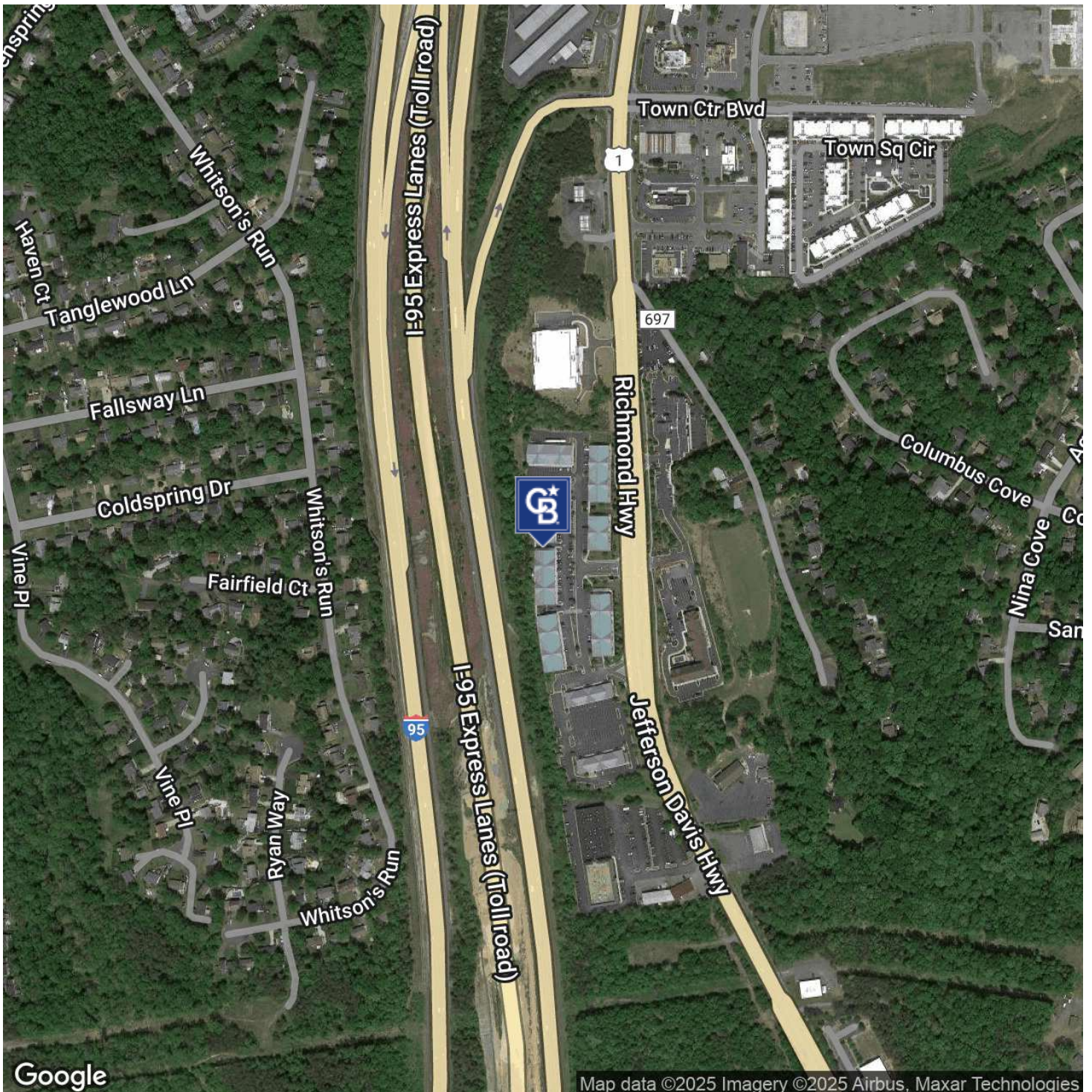
**COLDWELL BANKER  
COMMERCIAL**  
ELITE



# LEASE

AQUIA PARK

2773 Richmond Highway #119 Stafford, VA 22554



Brian Cunningham, CCIM  
(540) 429-3414



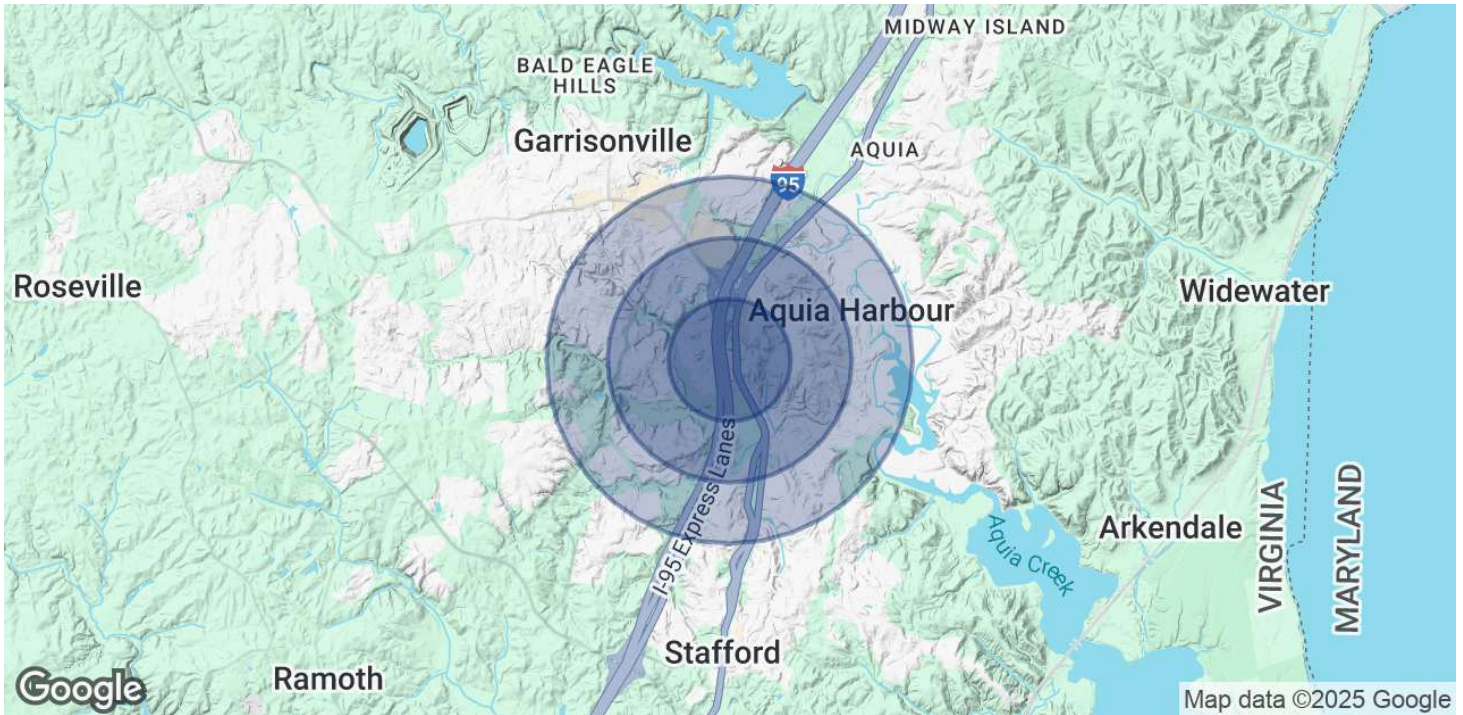
COLDWELL BANKER  
**COMMERCIAL**  
ELITE



# LEASE

## AQUIA PARK

2773 Richmond Highway #119 Stafford, VA 22554



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,360	10,377	21,994
Average Age	34	35	35
Average Age (Male)	33	34	34
Average Age (Female)	35	36	36

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	832	3,500	7,024
# of Persons per HH	2.8	3	3.1
Average HH Income	\$123,294	\$154,760	\$161,504
Average House Value	\$486,447	\$518,578	\$513,067

Demographics data derived from AlphaMap

**Brian Cunningham, CCIM**  
(540) 429-3414



**COLDWELL BANKER  
COMMERCIAL**  
ELITE