

BRAFFERTON SQUARE OFFICE

292 Garrisonville Road
Stafford, VA 22554



PROPERTY FEATURES

- Suite available in front of Doc Stone Commons
- Plenty of parking
- Convenient to I-95, shopping, restaurants, and medical facilities
- Monument signage available on Garrisonville Road
- No NNN to pay!

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Population	12,109	58,022	86,322
No. of Households	4,025	18,025	26,626
Average Household Income	\$113,076	\$157,748	\$161,919
Daytime Population	12,735	43,147	73,091

PROPERTY SPECIFICATIONS

AVAILABLE SPACE:

101: 1,974 SF
201: 2,000 SF
301: 1,500 SF

ASKING PRICE:

\$1,368,500 (\$250.00 PSF)

LEASE RATE:

\$18.00 PSF +Utilities

*Building can be leased in entirety or units can be leased separately

PARKING:

30 Parking Spaces (5.68 / 1,000)

TIMING:

Available Immediately



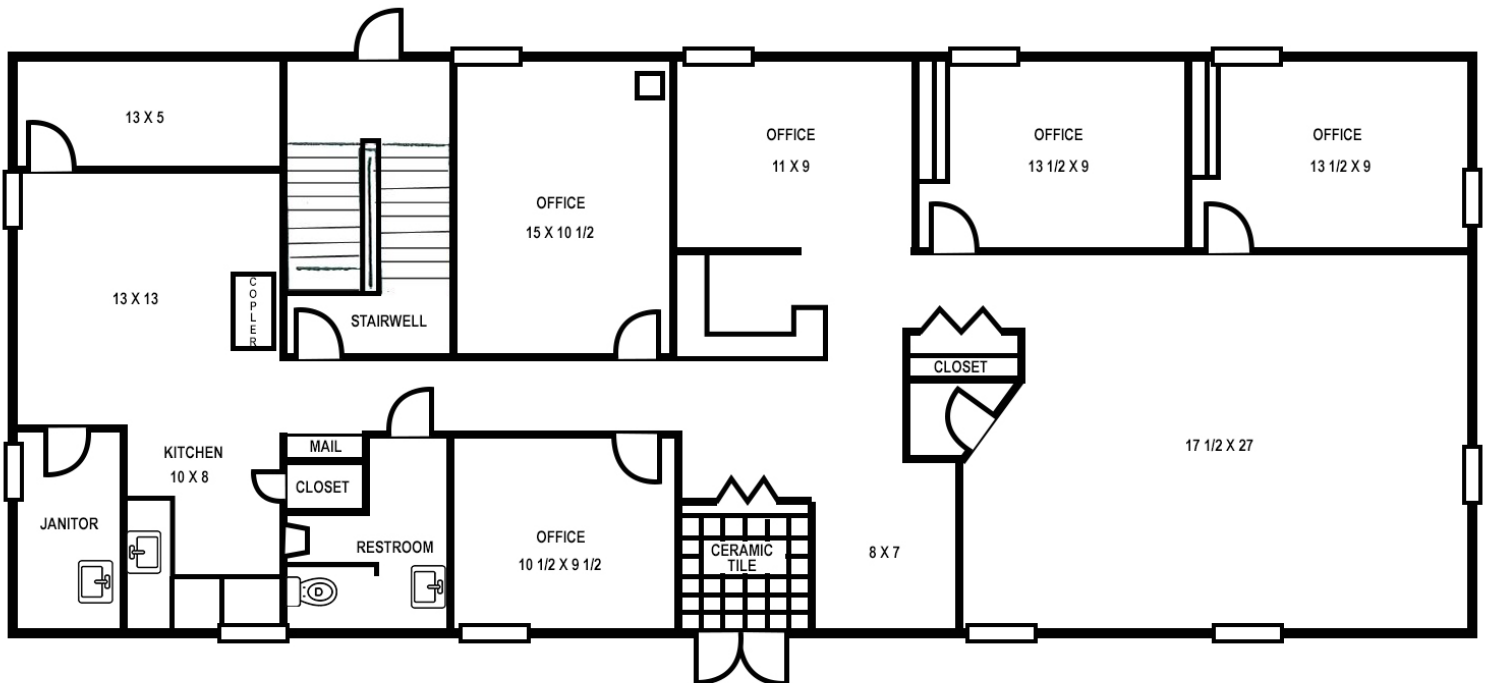
SHARON SCHMIDT

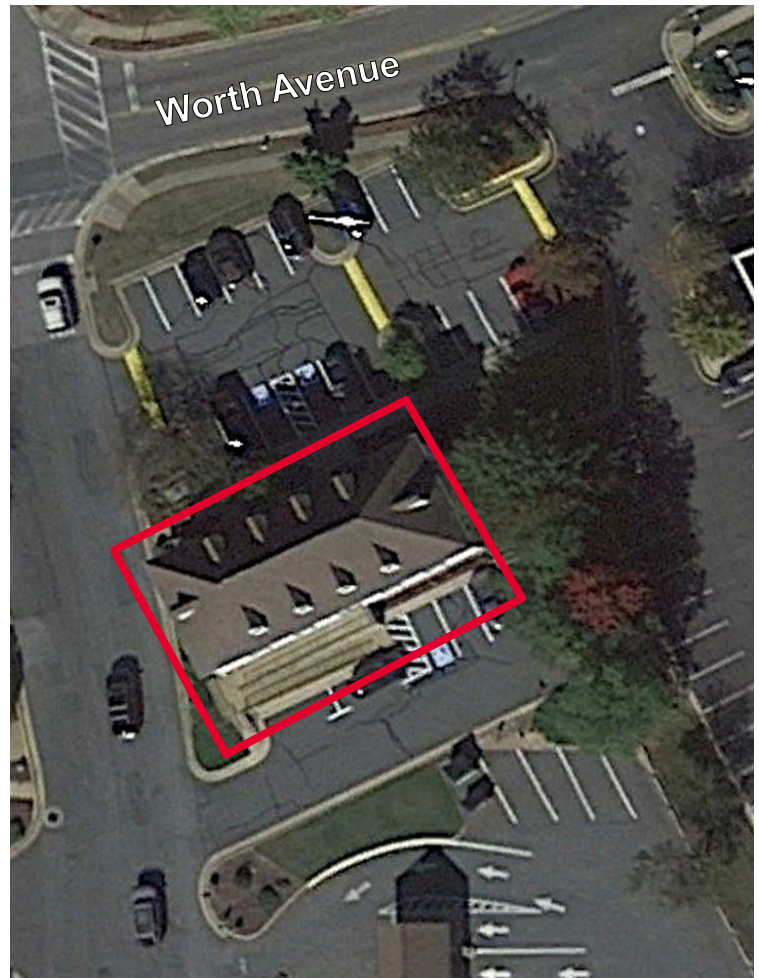
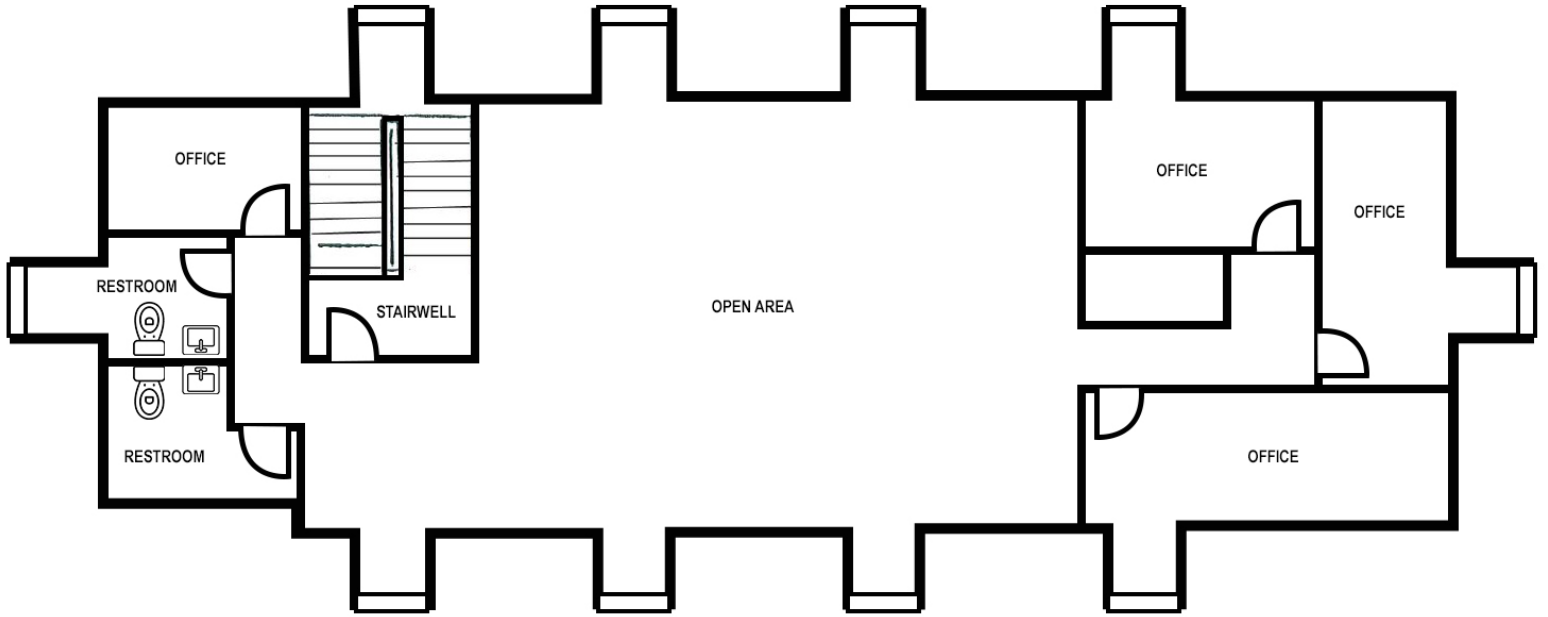
Senior Associate | 540 322 4155
sharon.schmidt@thalhimer.com

SUITE 101



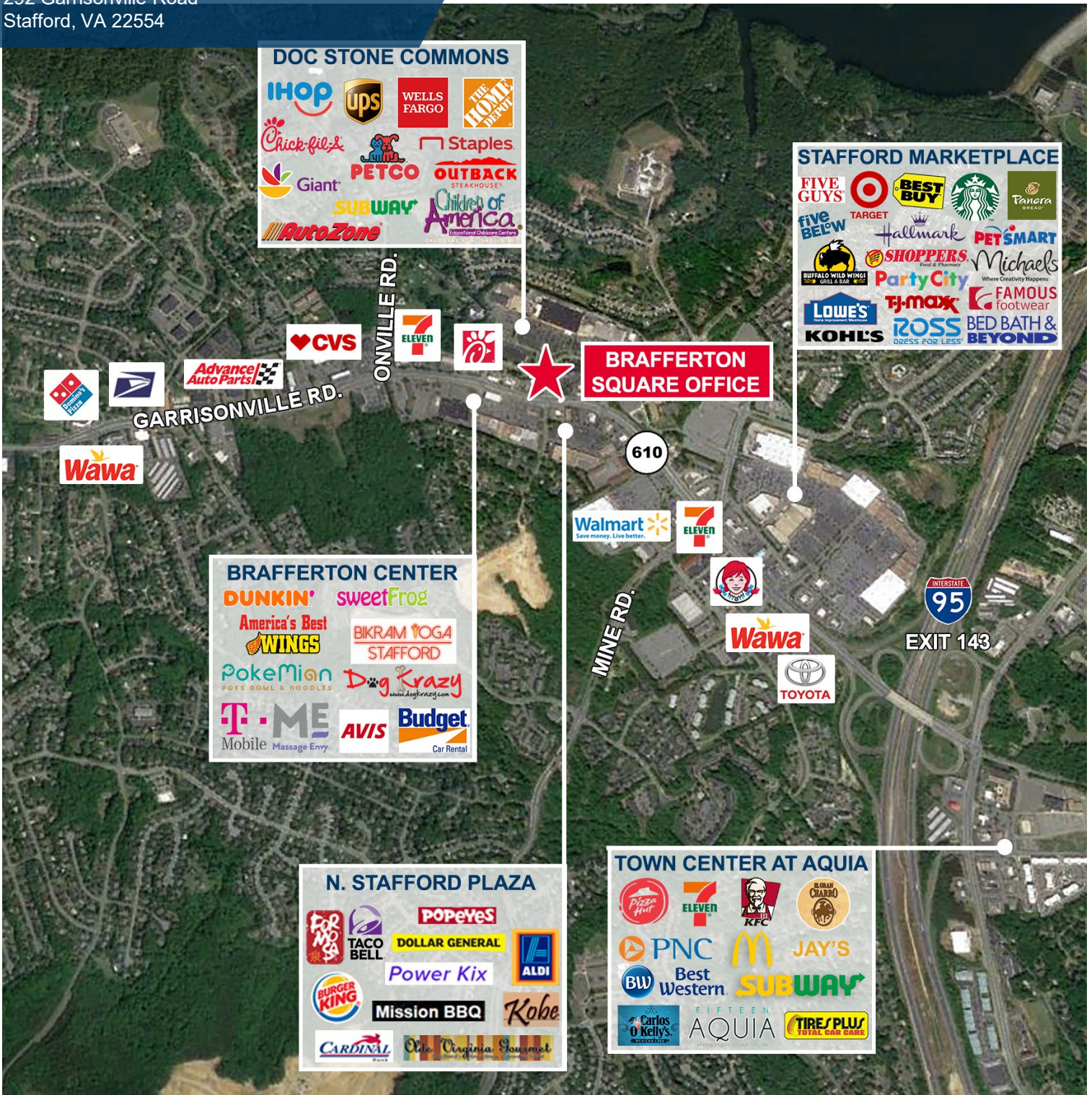
SUITE 201





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