



COLDWELL BANKER
COMMERCIAL
ELITE



2,000 - ±4,377 RSF OF FLEXIBLE COMMERCIAL SPACE

FOR LEASE

624 Garrisonville Rd | Stafford, VA 22554

Lease Rate:	\$32/SF plus Triple Net Fees
Building SF:	±12,007
Available SF:	2,000 - ±4,377
Year Built:	1987

Position your business in one of Stafford County's most visible and high-traffic corridors. This exceptional leasing opportunity offers approximately 2,000 - 4,377 rentable square feet of versatile commercial space, ideally suited for retail, office, or service-oriented tenants. Strategically located along **Garrisonville Road Route (610)**, the property boasts over 200 feet of prominent road frontage, ensuring maximum exposure to thousands of daily commuters.

Located just 2 miles from I-95, this property offers unmatched regional connectivity and convenience, making it easily accessible for both local and out-of-area customers. Situated in a thriving commercial district with close proximity to national retailers and dense residential neighborhoods, 624 Garrisonville Road is a prime destination for growing businesses.

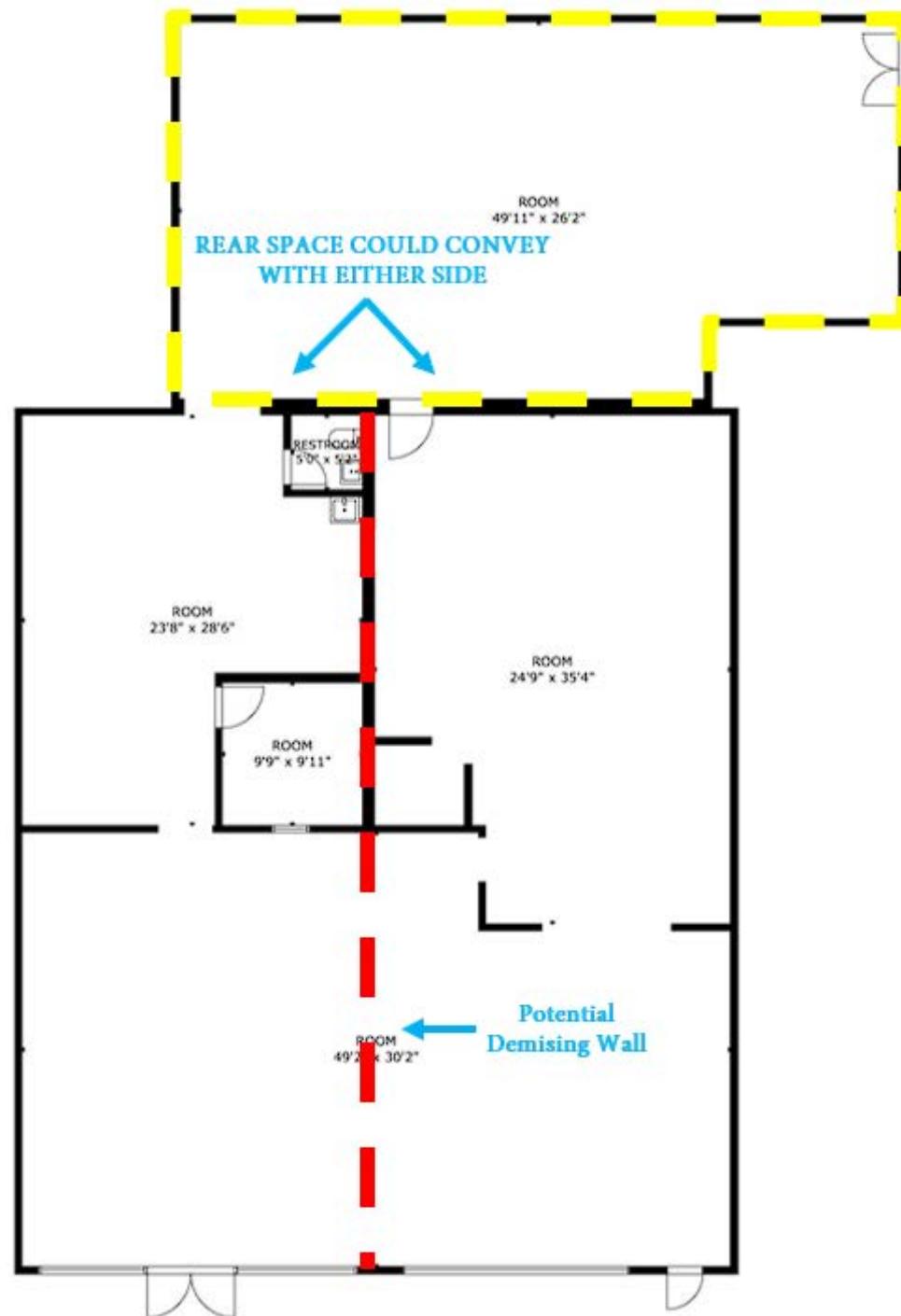
- **2,000 - ±4,377 RSF of flexible commercial space**
- **Over 200 feet of frontage on Garrisonville Road (Route 610)**
- **Just 2 miles from I-95 – easy regional access**
- **Exceptional visibility and signage opportunities**
- **High traffic counts and strong surrounding demographics**
- **Ample on-site parking and flexible layout potential**



2,000 - ±4,377 RSF Available



Ample on-site parking



AERIAL PHOTOS



AERIAL PHOTOS



AERIAL PHOTOS



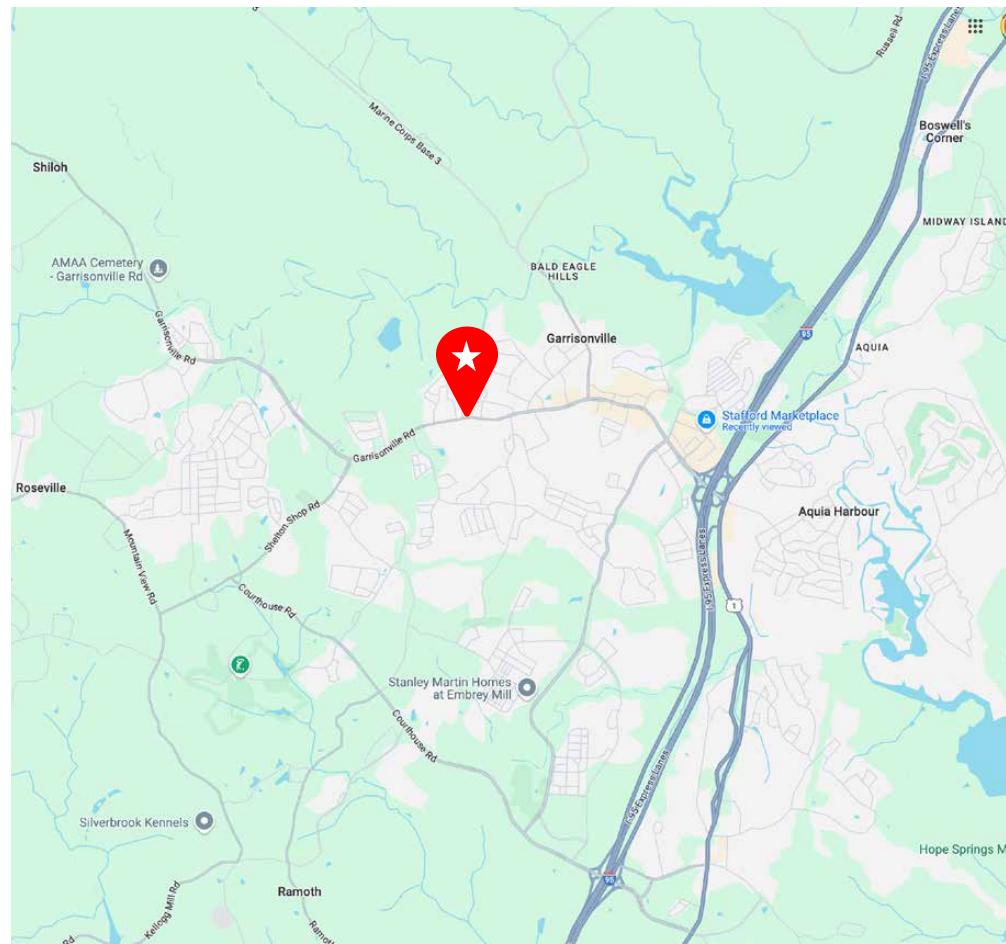
NEARBY AMENITIES



PROPERTY DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2025	8,493	42,624	71,000
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025	2,563	13,250	22,101
INCOME	1-MILE	3-MILE	5-MILE
2025 Avg. Household Income	\$106,345	\$105,041	\$107,096



OFFERING MEMORANDUM

2,000 - ±4,377 RSF OF FLEXIBLE COMMERCIAL SPACE

624 GARRISONVILLE RD | STAFFORD, VA 22554

FOR MORE INFORMATION PLEASE CONTACT:



CAMERON COLEMAN

Senior Associate Broker

443.340.5966

 ccoleman@cbecommercial.com

www.cbcelite.com



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All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.