



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

PROPERTY OVERVIEW

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.

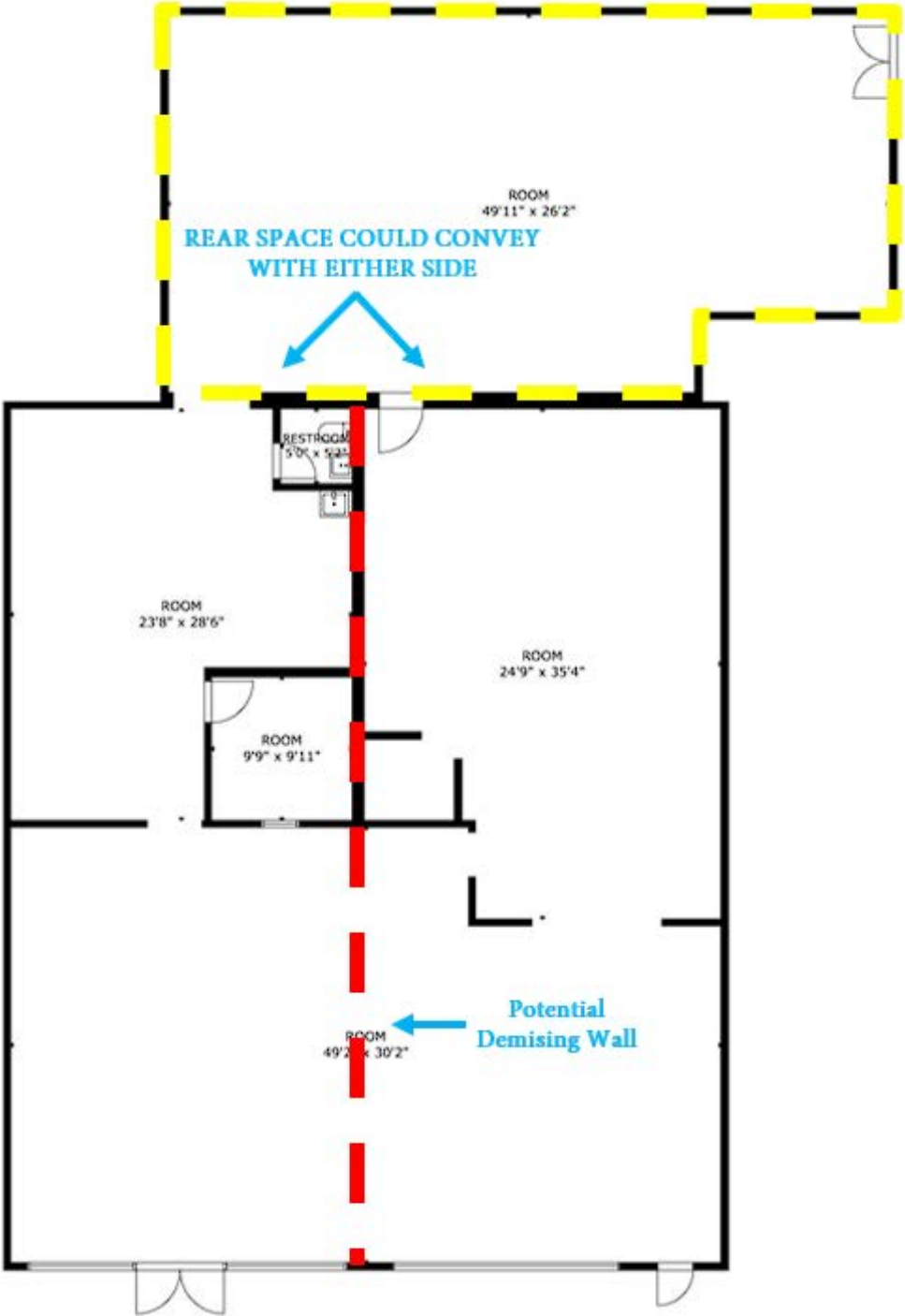
Located just 2 miles from I-95, this property offers unmatched regional connectivity and convenience, making it easily accessible for both local and out-of-area customers. Situated in a thriving commercial district with close proximity to national retailers and dense residential neighborhoods, 624 Garrisonville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

North Stafford
High School

CUBESMART[™]
self storage

2,000 -
±4,377 RSF
Available

Garrisonville Rd Route (610)
- VPD 68,000



Ample on-site
parking

AERIAL PHOTOS



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±4,377 RSF
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Garrisonville Rd Route (610)
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AERIAL PHOTOS



NEARBY AMENITIES



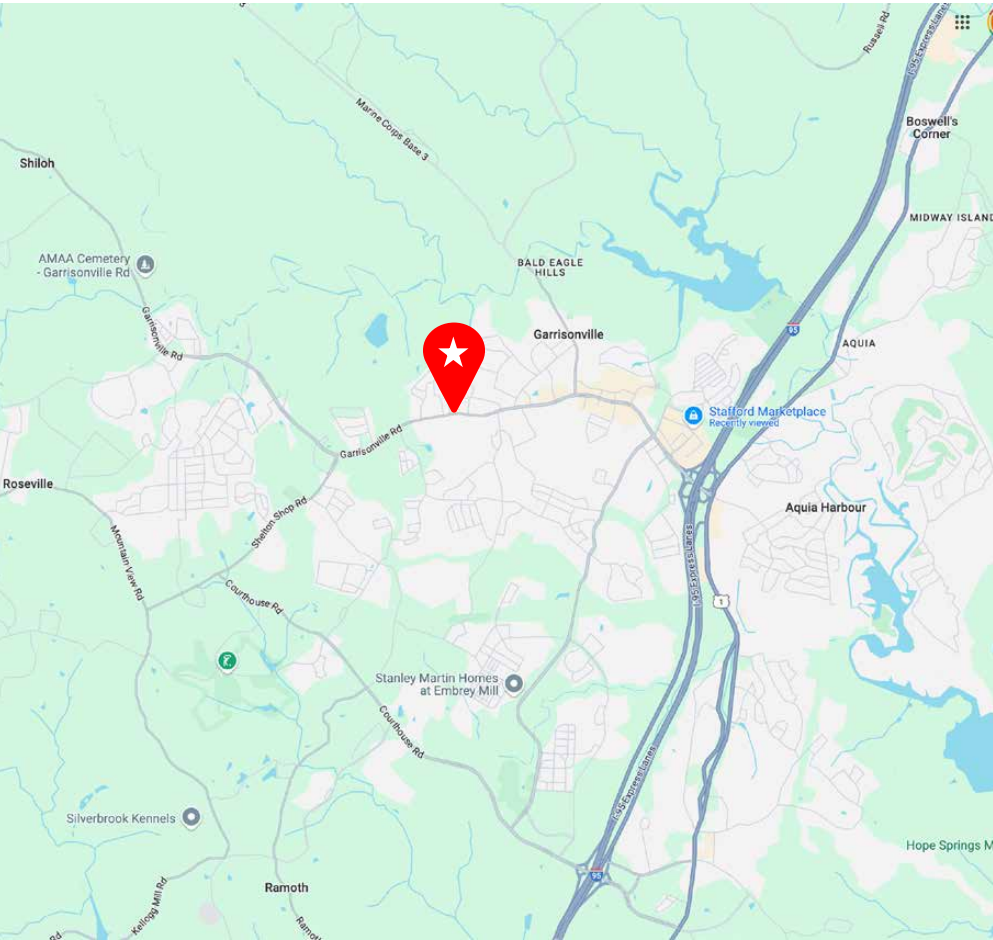
PROPERTY DEMOGRAPHICS



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:



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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.