

# FOR LEASE

1,380 SF OFFICE

**392** | Garrisonville Rd, Ste 210B  
STAFFORD, VA 22554



## SPECIFICATIONS

Size:	1,380 SF
Base Rent:	\$25.00 PSF
NNN:	\$4.00 PSF
Zoning:	B1

# OVERVIEW



J R A



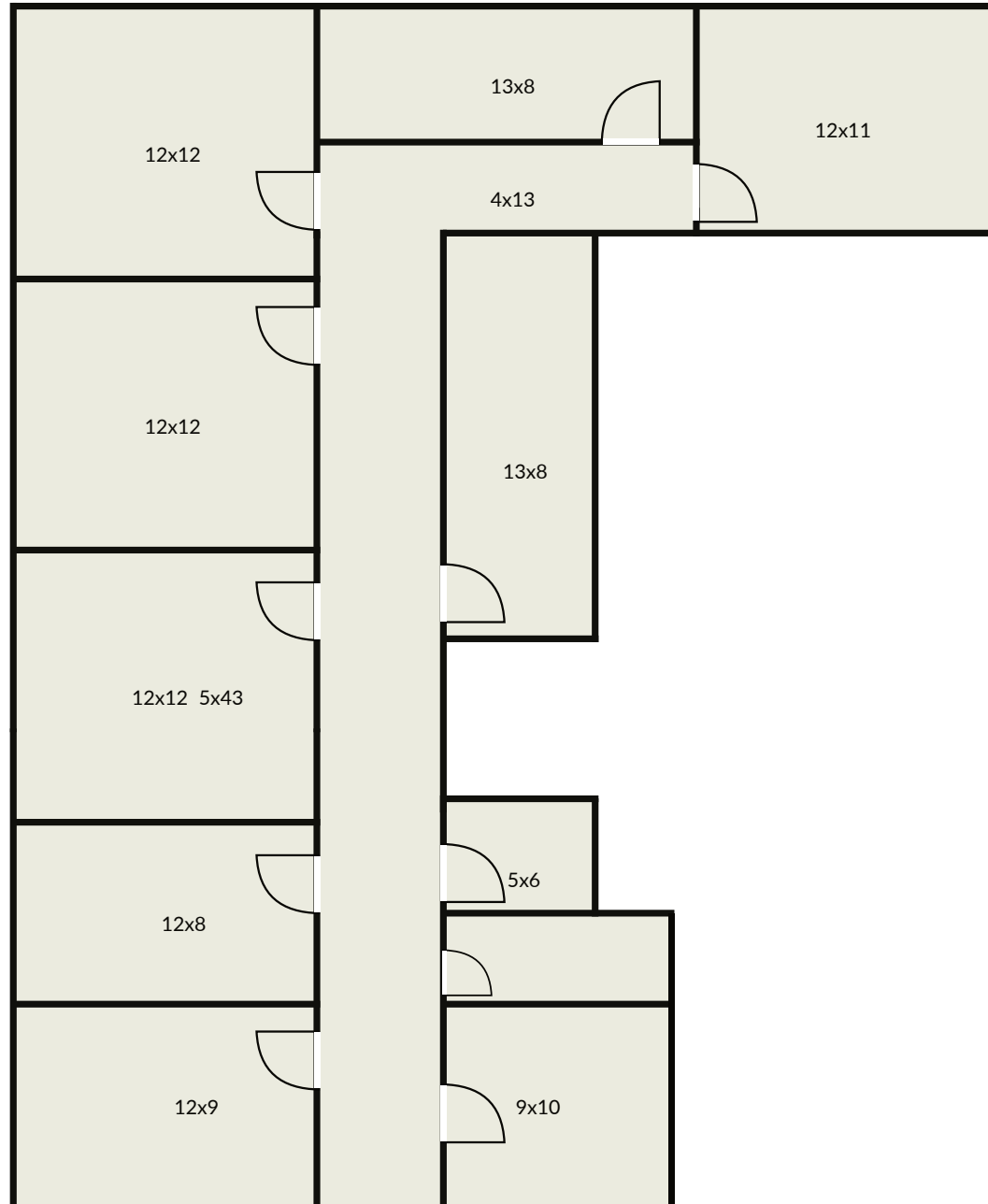
ONVILLE RD

GARRISONVILLE RD

SITE

30,000 VPD

- 1,380 SF Office Space
- First floor unit
- Visibility from Garrisonville Rd.
- Convenient to Garrisonville Rd. retail and I-95 corridor
- 30,000 VPD on Garrisonville Rd.



# TENANT OVERVIEW



J R A

 **Bright Now! Dental**  
& ORTHODONTICS

**Bella  
Damas  
Salon**

**PIVOT**  
PHYSICAL THERAPY

Medi  
Weightloss

AVAILABLE  
1,380 SF

# MAP VIEW



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**SITE**

GARRISONVILLE RD

Suite 205

The Home Depot

Walmart Supercenter

Lowe's Home Improvement

Target

Quality Inn & Suites Quantico

Holiday Inn Express Quantico - Stafford, an...

Fairfield Inn & Suites Quantico Stafford Top rated

TownePlace Suites Quantico Stafford

The Basic School, Quantico, Virginia

BALD EAGLE HILLS

Garrisonville

GARRISON WOODS

Smith Lake Park

AQUIA

Aquia Harbour Golf Course

Aquia Harbour

Government Island



# DEMOGRAPHIC/ INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$123,970	\$144,574	\$133,884
Median Household Income	\$98,987	\$125,073	\$111,728
< \$25,000	369	1,004	3,730
\$25,000 - 50,000	1,572	2,801	6,272
\$50,000 - 75,000	1,607	2,929	7,134
\$75,000 - 100,000	1,223	3,494	7,368
\$100,000 - 125,000	873	2,881	5,899
\$125,000 - 150,000	884	3,066	5,358
\$150,000 - 200,000	1,649	5,066	9,642
\$200,000+	1,266	4,995	9,140

POPULATION	2 mile	5 mile	10 mile
2010 Population	25,934	69,511	136,098
2022 Population	29,248	84,823	170,520
2027 Population Projection	30,619	89,594	179,744
Annual Growth 2010-2022	1.0%	1.7%	1.9%
Annual Growth 2022-2027	0.9%	1.1%	1.1%
Median Age	34	35.7	35.9
Bachelor's Degree or Higher	34%	38%	37%
U.S. Armed Forces	722	3,351	6,454

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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