

# THE SHOPPES AT AMYCLAE

FOR LEASE RETAIL/OFFICE NORTH STAFFORD, VA 22554

## 35 Walpole St.



### Property Highlights

- Retail 1<sup>st</sup> Floor & Office 2<sup>nd</sup> Floor (35 Walpole St.)
- 16 Acre site phase II shall consist of a grocery store anchor tenant.
- 1+ acre finished pad sites available
- 4 Stafford County public schools in 2-mi radius, 6 within 3-mi radius.
- Over 2,800 - under construction residential units within 2-mi radius.
- Signalized intersection prime corner pad site available.

Demographics	3 miles	5 miles	7 miles
Population	45,094	75,096	91,982
Avg. Household Income	\$138,193	\$133,642	\$97,009
Residential Units	13,183	22,229	31,208



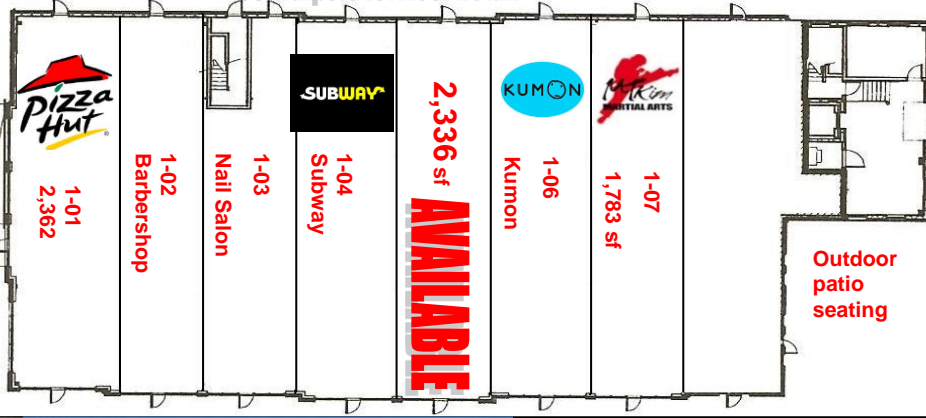
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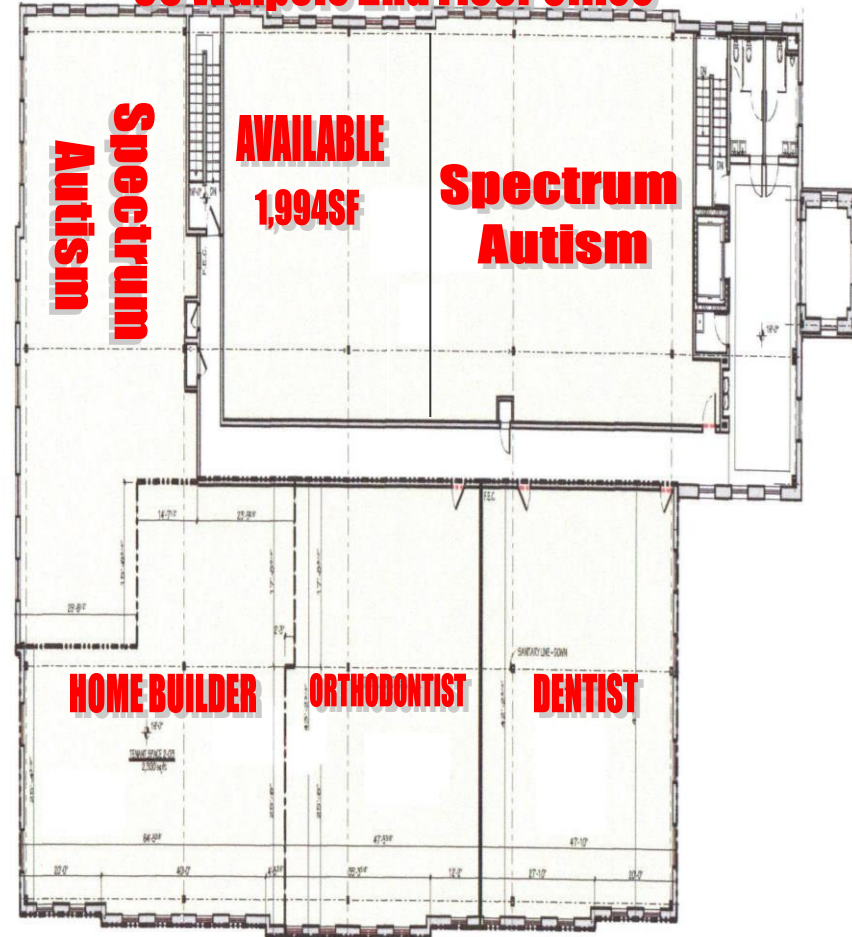
## SITE PLAN & SPACE PLAN



### 35 Walpole 1st Floor Retail



### 35 Walpole 2nd Floor Office



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# Subdivisions Under Construction



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