

RETAIL SPACE FOR LEASE⁷⁰ DOC STONE RD

Stafford, VA 22556



PROPERTY DESCRIPTION

Located in Stafford, VA, the area surrounding the property offers a thriving community with a balanced mix of residential, commercial, and recreational amenities. Nearby points of interest include the Government Island, a historic quarry site, and Stafford Civil War Park, perfect for outdoor activities and historical exploration. The location also boasts a range of dining options, shopping centers, and essential services, ensuring convenience for both employees and clients. With its proximity to major commuter routes and public transportation, this prime location provides easy access for tenants and visitors. Experience the perfect blend of business and leisure in the heart of Stafford.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	9
Available SF:	2,025 SF
Lot Size:	84,389 SF
Building Size:	16,252 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	26,321	57,842	161,820
Total Population	86,331	182,401	497,245
Average HH Income	\$164,462	\$157,038	\$151,702

Douglas Kendall
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**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,025 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
113	Available	2,025 SF	NNN	\$25.00 SF/yr	-

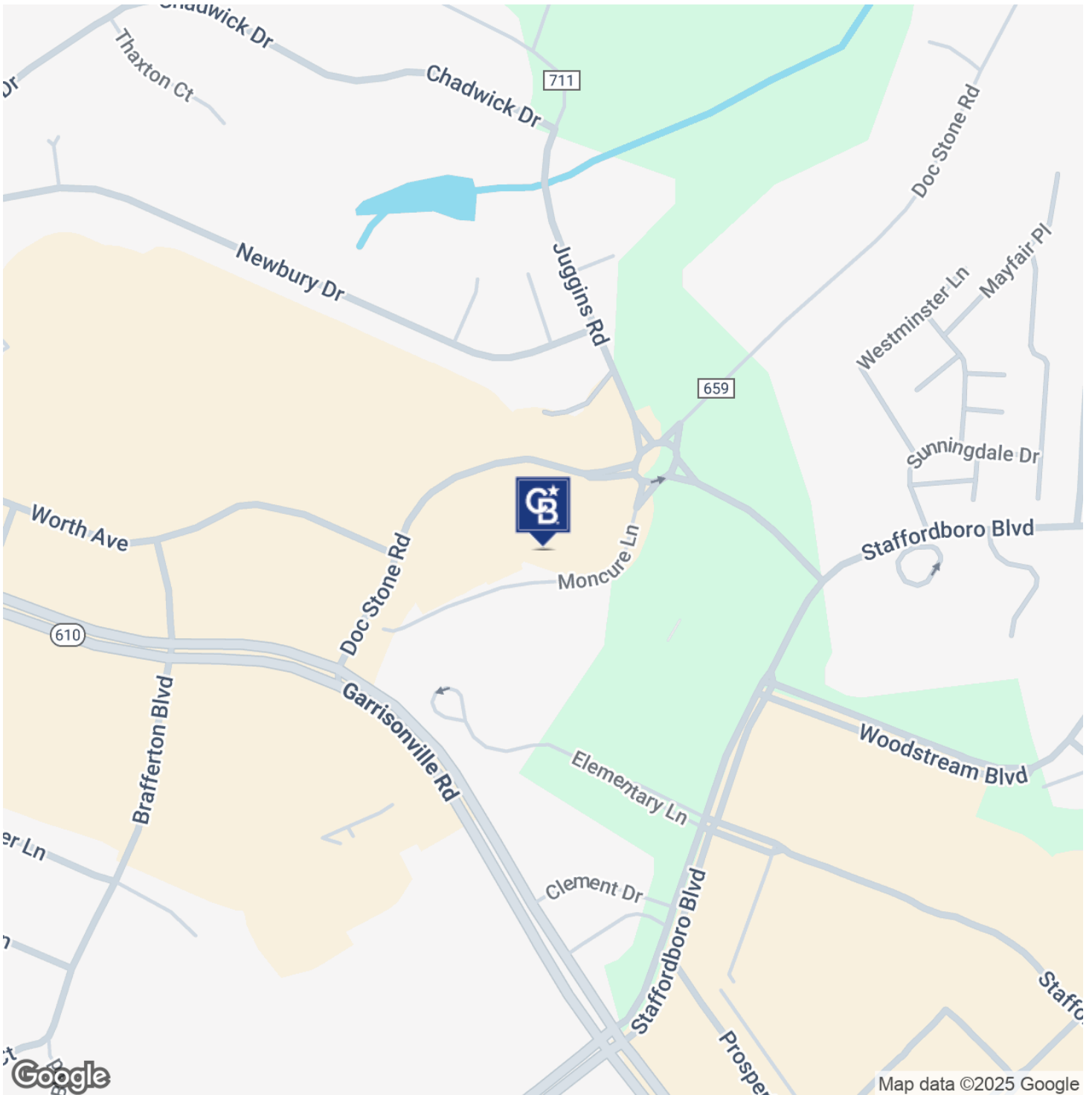
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HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	26,321	57,842	161,820
# of Persons per HH	3.3	3.2	3.1
Average HH Income	\$164,462	\$157,038	\$151,702
Average House Value	\$511,800	\$510,001	\$517,443

Demographics data derived from AlphaMap

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