

LEASE

STAFFORD MEDICAL PARK

422 Garrisonville Rd Stafford, VA 22554



PROPERTY DESCRIPTION

Two office/medical suites available for lease at North Stafford Medical Mall. The Suites at North Stafford is a medical office center with strong co-tenants such as Stafford Urgent Care, Associates in Gastroenterology, Stafford Internal Medicine, the Rappahannock Women's Center and more.

PROPERTY HIGHLIGHTS

- Two Suites available for lease:
- Suite 103: 2,600 sf
- Suite 108: 1,635 sf
- Great location off Rt. 610/Garrisonville Rd in North Stafford
- Situated approximately 1 mile from I-95 interchange 143
- Strong demographics with high average household incomes

OFFERING SUMMARY

Lease Rate:	\$18.00 - 18.50 SF/yr (NNN)
Number of Units:	1
Available SF:	1,635 - 2,600 SF
Lot Size:	3.82 Acres
Building Size:	25,000 SF
Zoning:	B2
APN:	20-95

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,825	13,832	22,453
Total Population	9,183	43,424	71,987
Average HH Income	\$99,941	\$102,659	\$106,436

Brian Cunningham, CCIM
540 429 3414

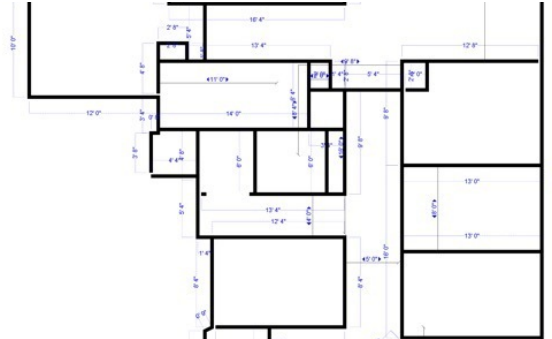


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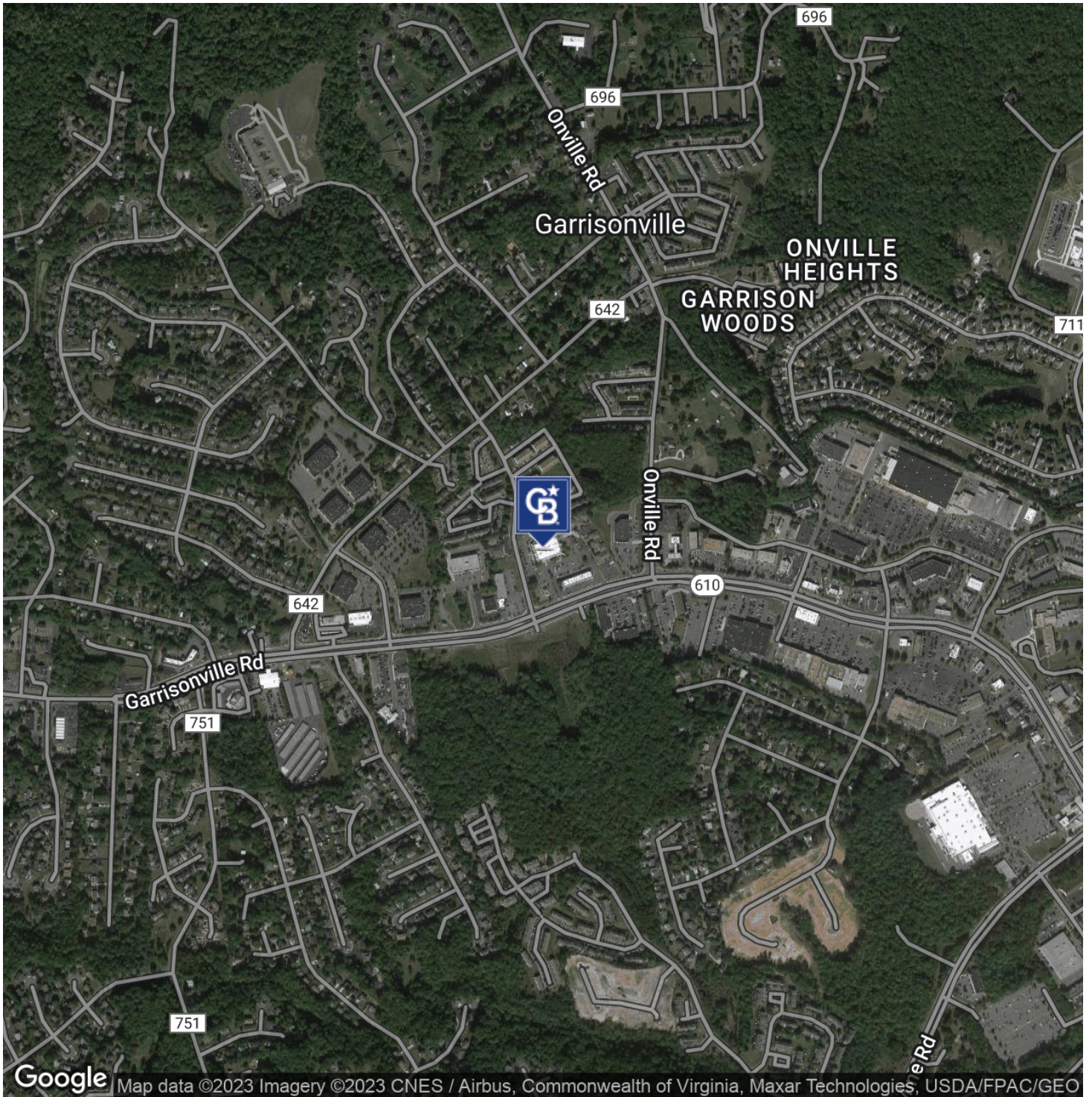


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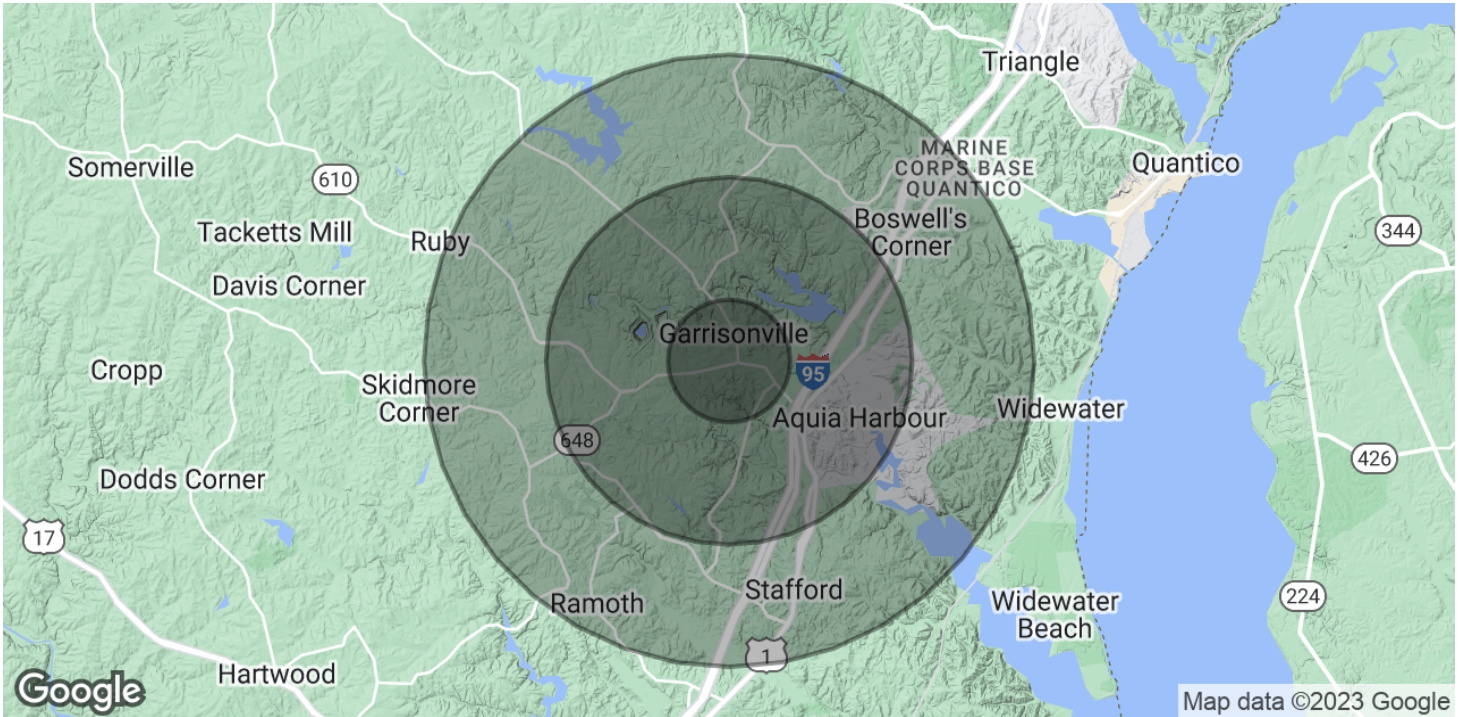


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,183	43,424	71,987
Average Age	29.6	30.8	32
Average Age (Male)	27.5	29.7	31.5
Average Age (Female)	31.1	32.5	33.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,825	13,832	22,453
# of Persons per HH	3.3	3.1	3.2
Average HH Income	\$99,941	\$102,659	\$106,436
Average House Value	\$346,425	\$333,725	\$340,508

* Demographic data derived from 2020 ACS - US Census

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