



38K+
VPD (CORPORATE DR.)

Donohoe Commercial Real Estate is pleased to present the exclusive offering of **125 Corporate Drive**, a fully leased, 8,000 SF retail strip center located in Stafford, Virginia. The property is 100% occupied by a diversified mix of five service-oriented and food-and-beverage tenants, delivering stable, recurring cash flow with no lease expirations before mid-2029.

Stafford County is one of Virginia's fastest-growing jurisdictions, positioned along the I-95 corridor between Washington, DC and Richmond. The property sits directly adjacent to Quantico Corporate Center and minutes from Marine Corps Base Quantico, one of the region's largest and most stable employment anchors.

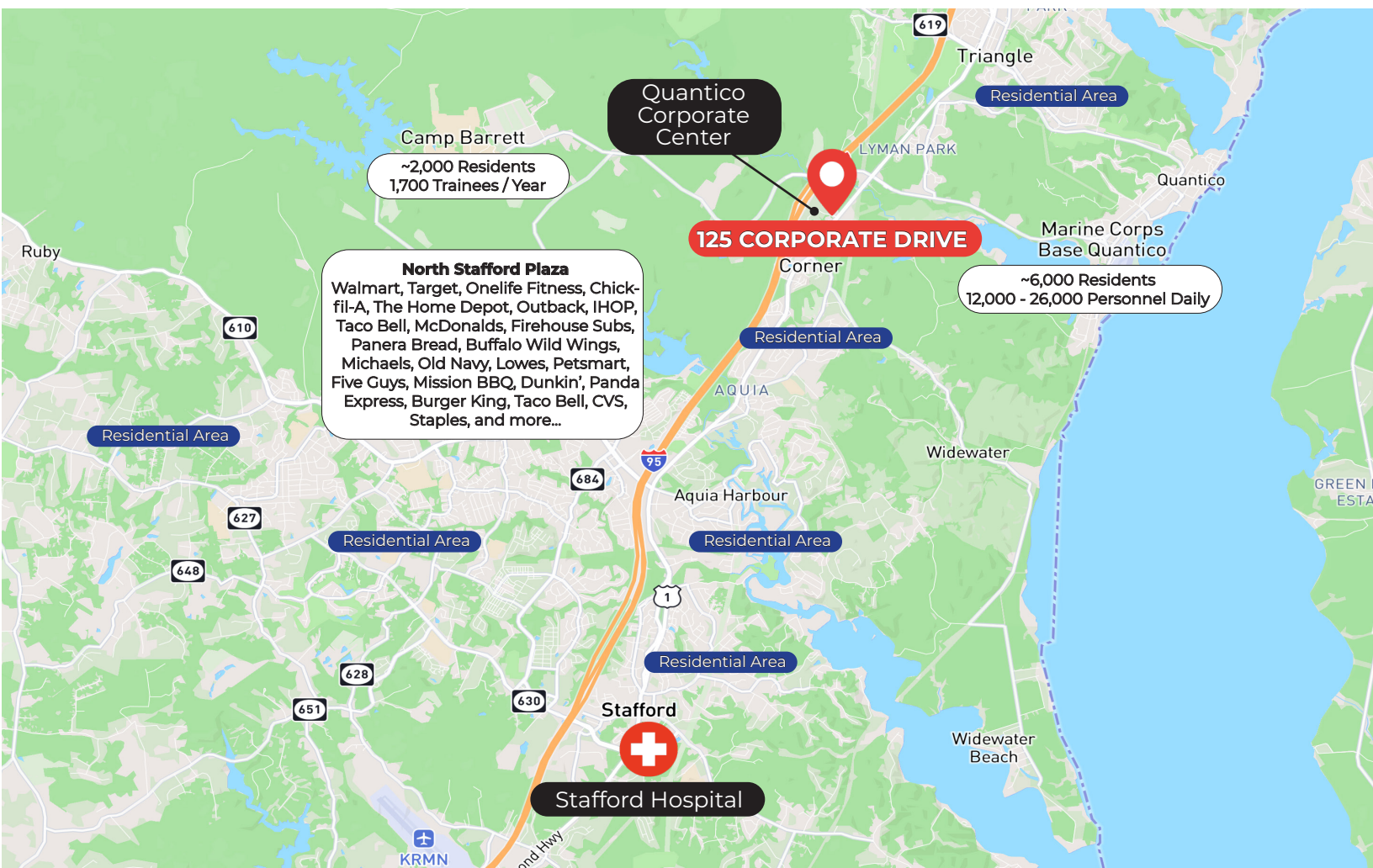
- 100% leased with no near-term rollover risk
- Directly adjacent to Quantico Corporate Center
- 38,000+ VPD on Corporate Drive
- National credit tenancy anchored by Subway
- Built-in rent growth via contractual escalations
- 45 surface parking spaces

Property Address	125 Corporate Drive Stafford, VA 22554
Asset Type	Retail Strip Center
Rentable Building Area	8,000 SF
Total Units	5 Tenant Bays
Occupancy	100%
Year Built	2013
Lot Size	1.2 AC
Parking Ratio	5.63/1,000
Parking Spots	45 Surface
Zoning	B-2 General Business



CREDIT	DINING	SERVICES	RETAIL	SERVICES
SUBWAY 1,300 SF	EL MOLCAJETE MOVA 2 2,667 SF	RAIN NAILS & SPA 2,000 SF	TOBACCO WORLD 1,200 SF	C TWO BARBERSHOP 888 SF

Prime location adjacent to Quantico Corporate Center, 2 miles from Marine Corps Base Quantico, and 1.5 miles from I-95 Exit 143 with a 175,000+ population with



For additional information, financials, or to schedule a tour, contact the exclusive listing team:

REQUEST OM

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