

# FOR LEASE

1,500 SF SHELL

**392** Garrisonville Rd Ste 101  
STAFFORD, VA 22554



## SPECIFICATIONS

Size:	1,500 SF
Base Rent:	\$22.00 PSF
NNN:	\$4.00 PSF
Zoning:	B1

# OVERVIEW



J R A



ONVILLE RD

GARRISONVILLE RD

LOCATION

Frontage & visibility on Garrisonville Rd

1,500 SF Shell Space

Build out opportunity

First floor unit

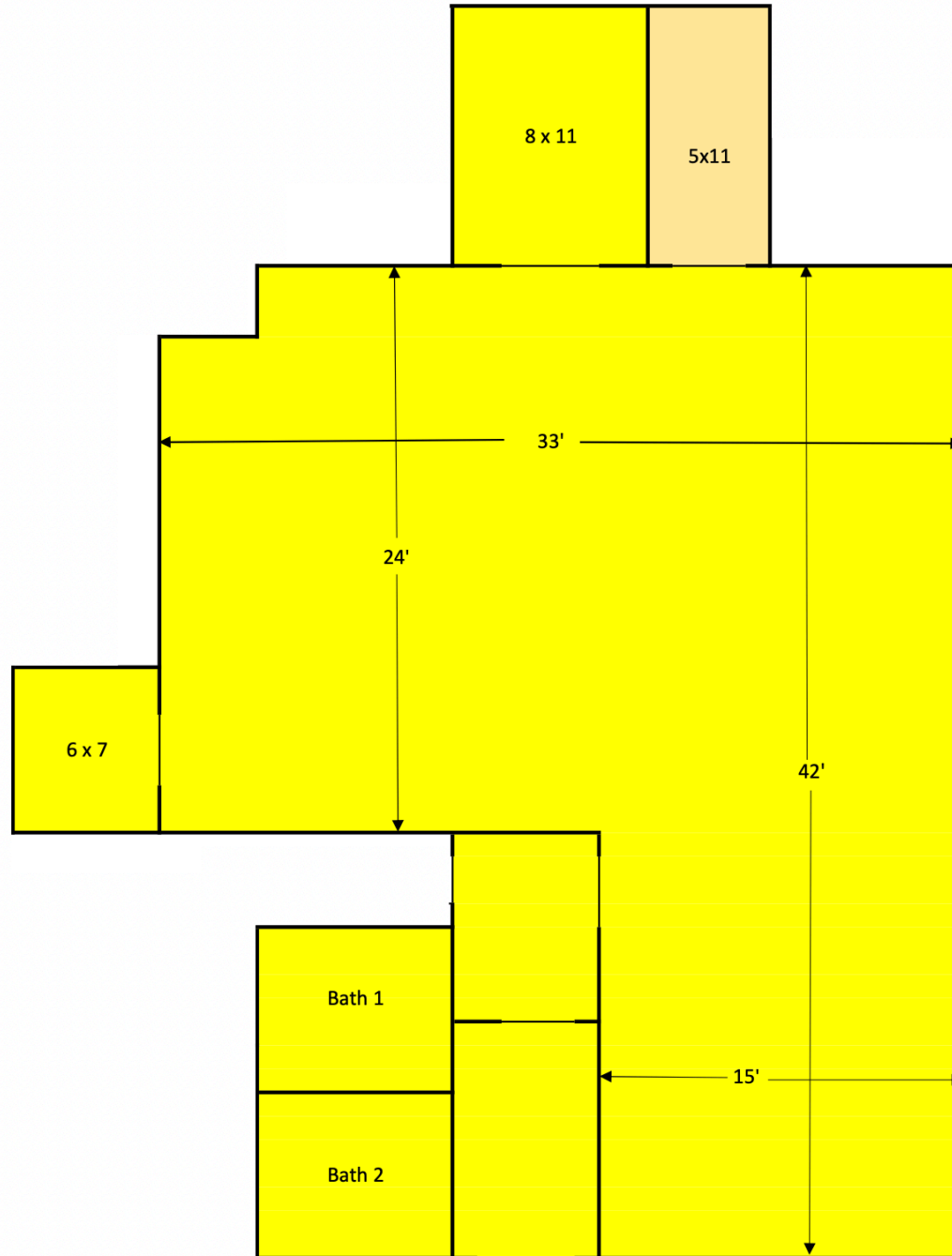
Convenient to Garrisonville Rd retail and I-95 corridor

30,000 VPD on Garrisonville Rd

# FLOORPLAN



J R A



# TENANT OVERVIEW



J R A

 **Bright Now! Dental**  
& ORTHODONTICS

**AVAILABLE**  
**2,500SF**  
**\$18.00PSF**

**PIVOT**  
PHYSICAL THERAPY

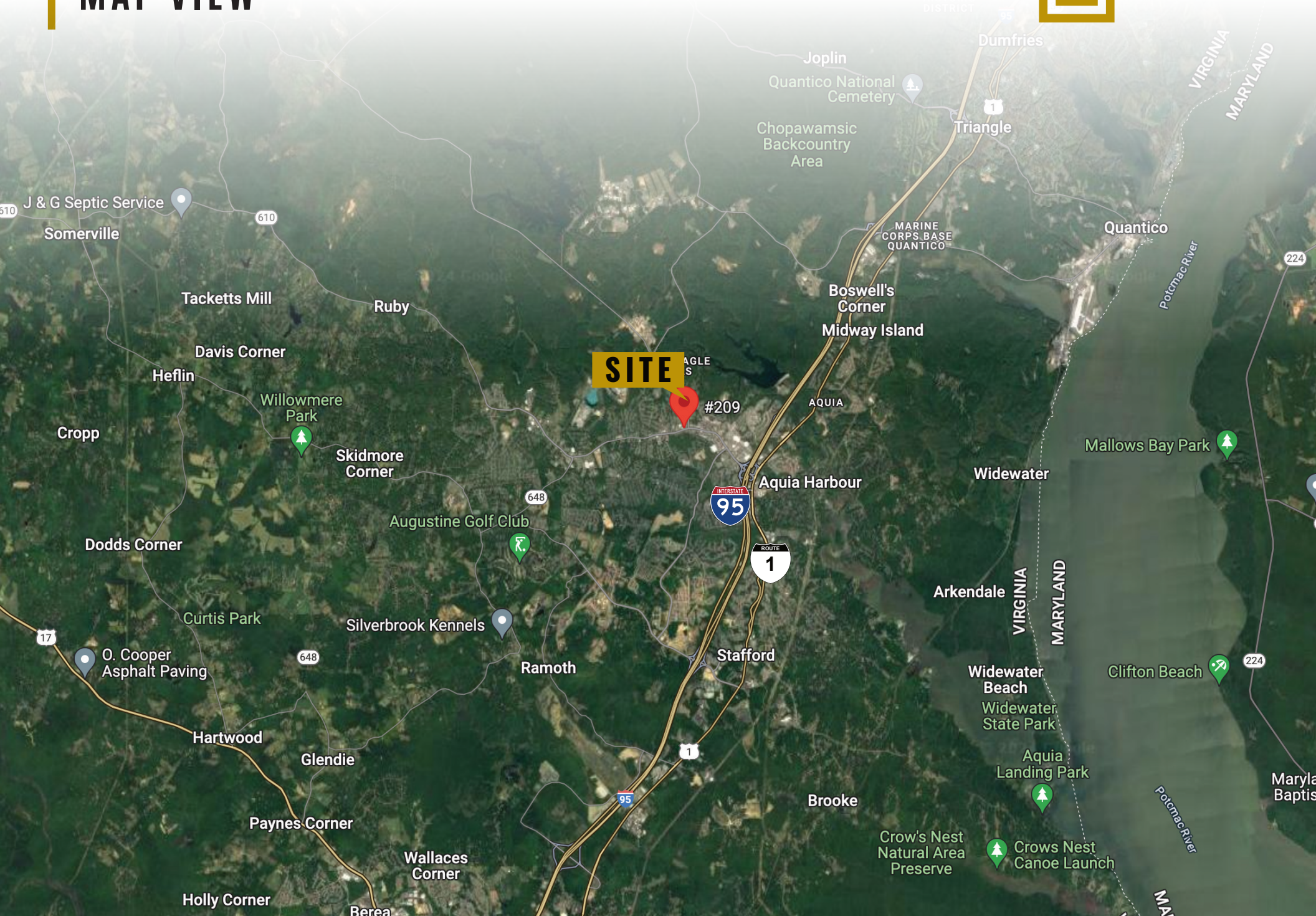
**AVAILABLE**  
**1,500SF**  
**\$22.00PSF**

Sleep Diagnostic

# MAP VIEW



J R A



# 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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J O H N S O N

REALTY

ADVISORS

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