

LEASE

COAL LANDING OFFICE PARK

20 PGA Drive Stafford, VA 22554



PROPERTY DESCRIPTION

Class A building in North Stafford with one turn key vacancy ideal for medical, office, government contractor, IT, etc.

PROPERTY HIGHLIGHTS

- Class A office finishes
- 5 private offices or exam rooms
- Conference room/Executive office
- Open reception area
- Two restrooms and key coded door locks
- LED ceiling lights
- Existing Co-tenants are defense contractor, law firm and orthopedic practice
- Asking 26/sf Full Service net of electric

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (Full Service)
Number of Units:	4
Available SF:	1,900 SF
Lot Size:	1.39 Acres
Building Size:	5,000 SF
Zoning:	B2
APN:	30MM 3

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	205	815	2,968
Total Population	718	2,416	8,622
Average HH Income	\$121,703	\$111,018	\$114,339

Brian Cunningham, CCIM
540 429 3414



**COLDWELL BANKER
COMMERCIAL**
ELITE

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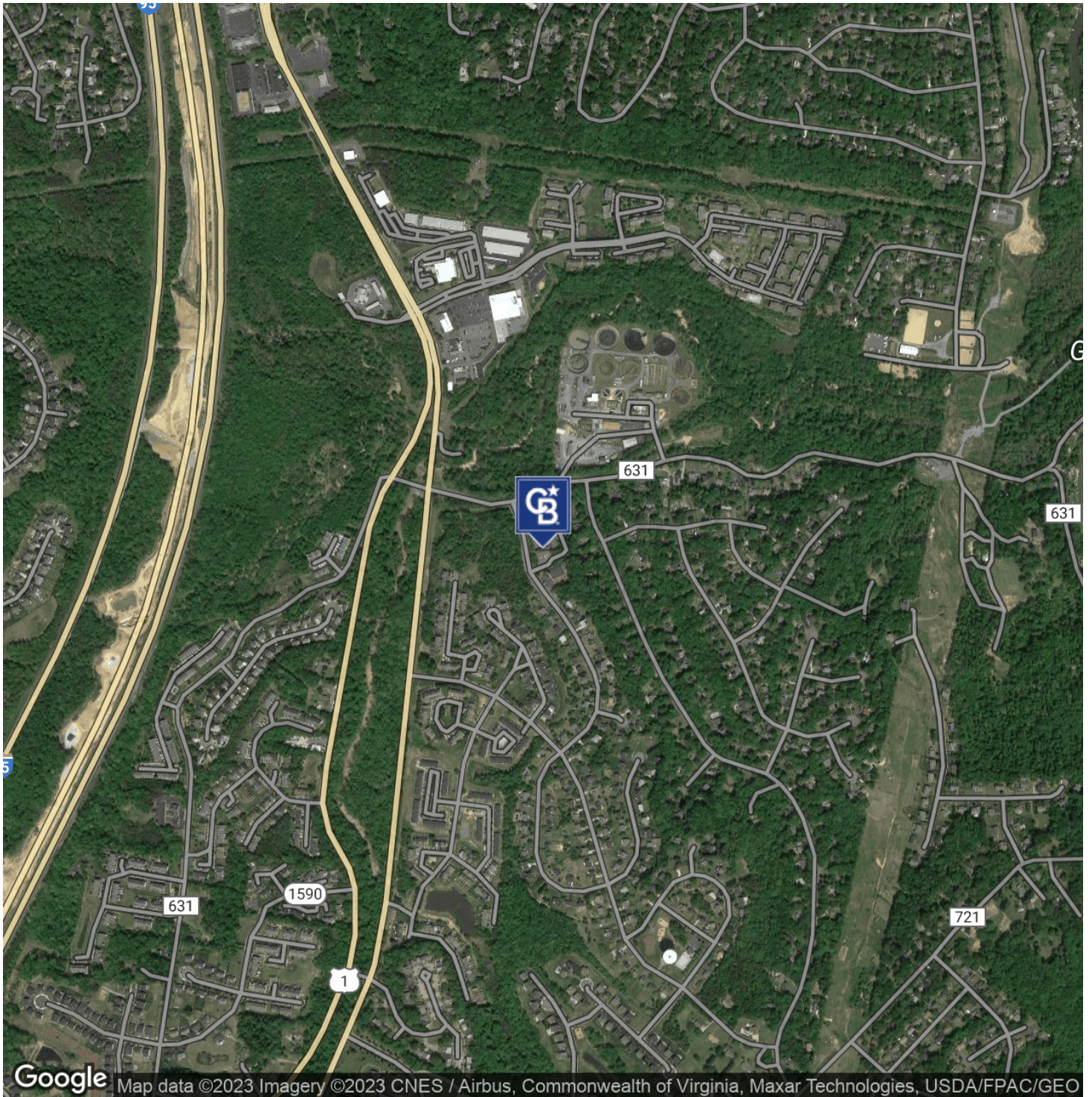


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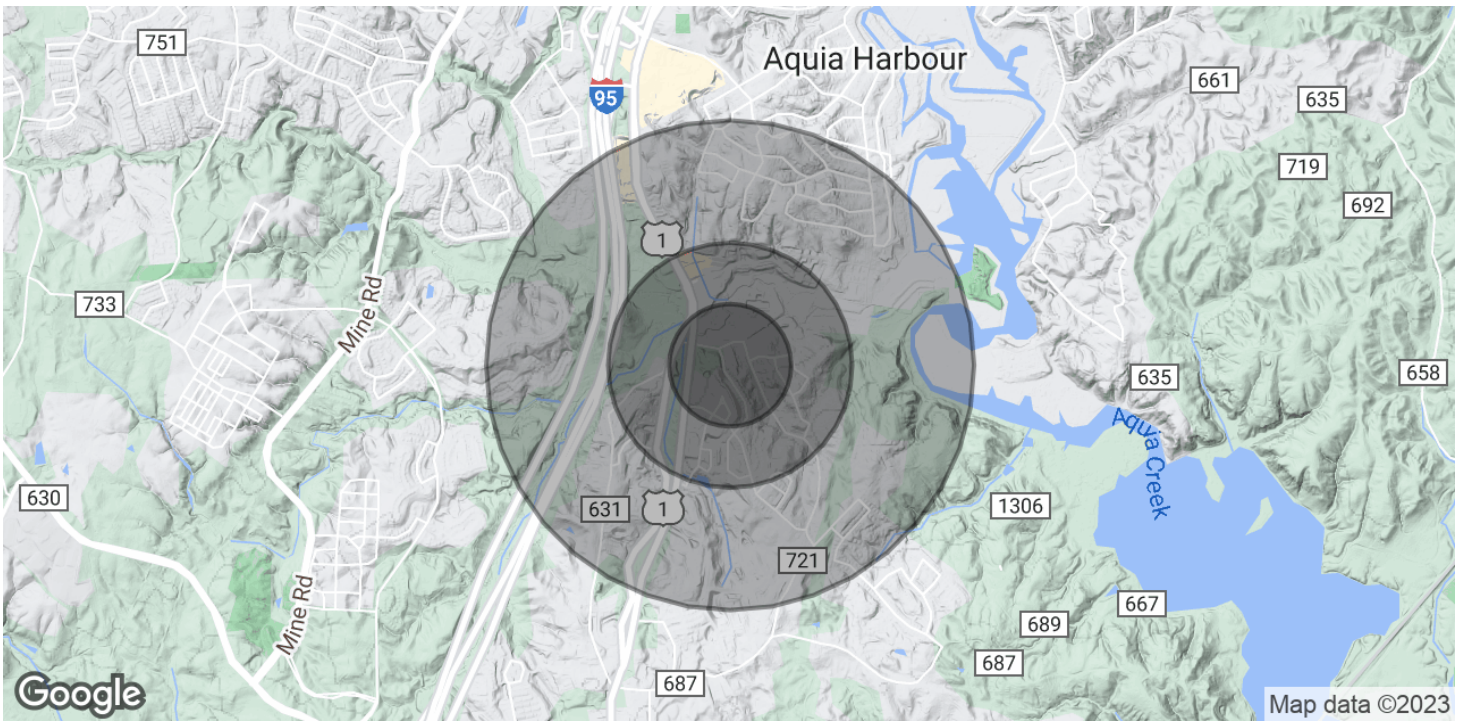


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	718	2,416	8,622
Average Age	30.3	31.7	32.5
Average Age (Male)	29.8	32.3	33
Average Age (Female)	30.2	31.2	32.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	205	815	2,968
# of Persons per HH	3.5	3	2.9
Average HH Income	\$121,703	\$111,018	\$114,339
Average House Value	\$360,125	\$349,505	\$359,057

* Demographic data derived from 2020 ACS - US Census

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