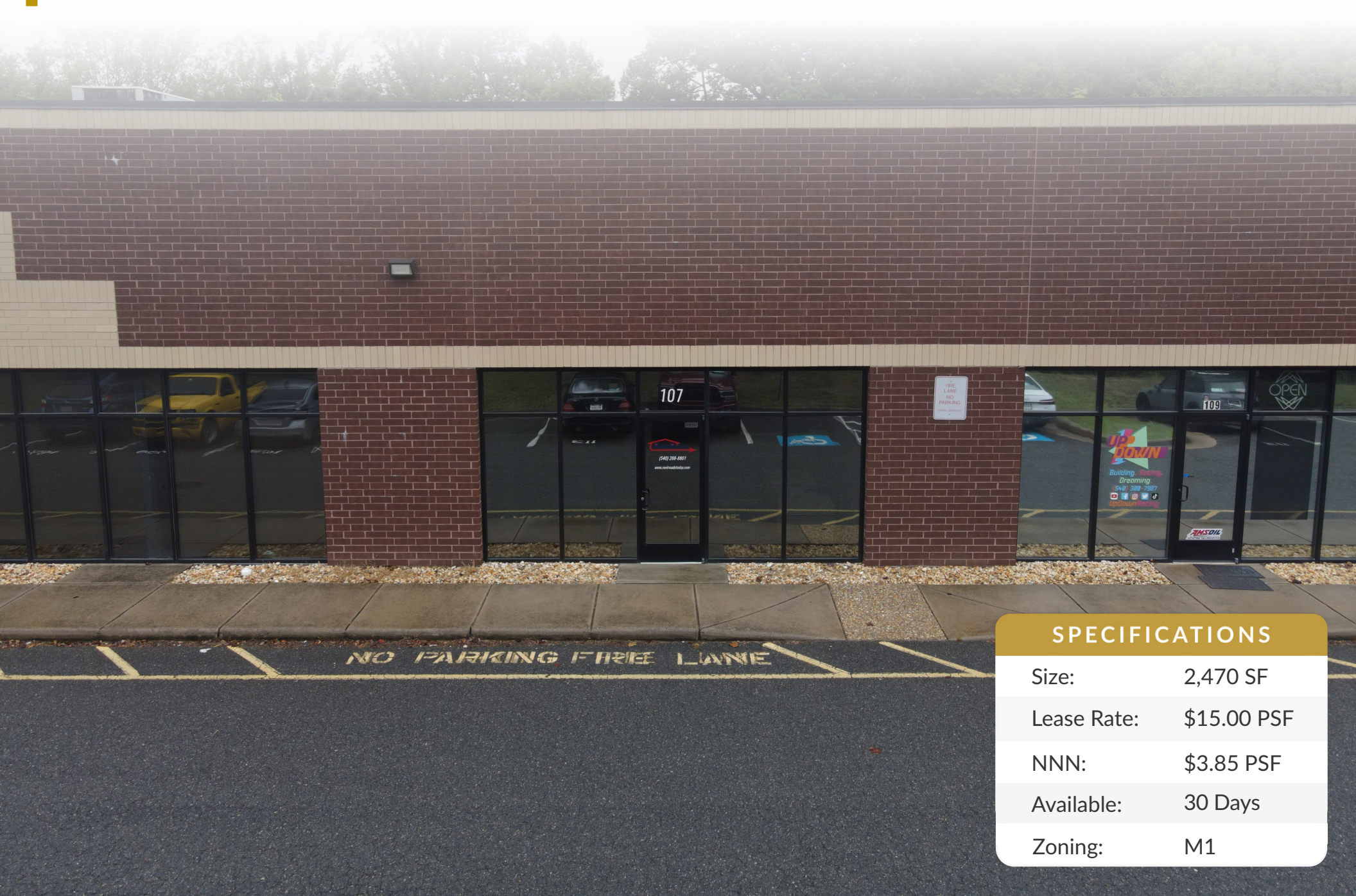


FOR LEASE

2,470 SF FLEX SPACE

3619

Richmond Hwy. (Unit 107)
STAFFORD, VA 22554



SPECIFICATIONS

Size:	2,470 SF
Lease Rate:	\$15.00 PSF
NNN:	\$3.85 PSF
Available:	30 Days
Zoning:	M1

PROPERTY OVERVIEW



3619 Richmond Hwy, Unit 107 is a 2,470 SF flex office/warehouse condo strategically positioned along Route 1 in Stafford, VA. The unit offers a well-balanced mix of professional office space and functional warehouse/storage with mezzanine and a 14' roll-up door. Recent renovations provide a modern interior with private offices and open work areas, making it adaptable for a wide range of business types. Its location delivers strong visibility and excellent regional connectivity, with I-95 just minutes away. This property presents a compelling opportunity for both owner-users seeking efficiency and investors looking for stable demand in a growing corridor.



PREMISES

2,470 SF recently renovated flex condo unit

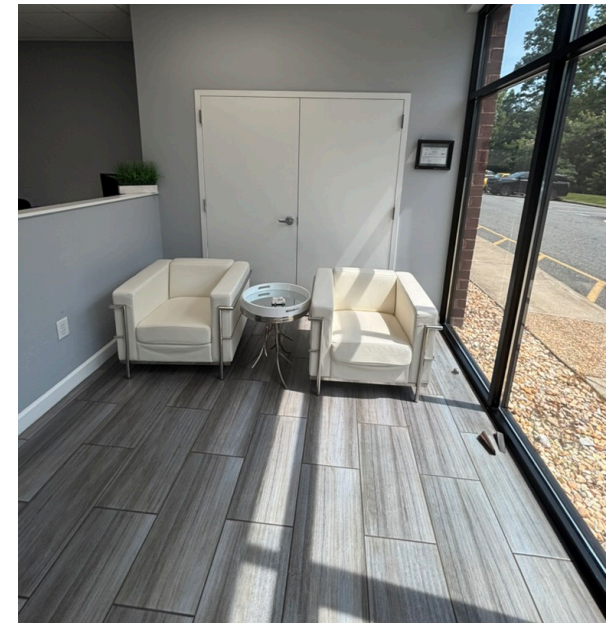
Private offices, open workstations, and storage area

14' rear roll-up door with mezzanine space

Six dedicated parking spaces per unit

Convenient location with frontage on Route 1, minutes to I-95

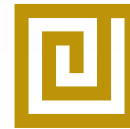
INTERIOR PHOTOS



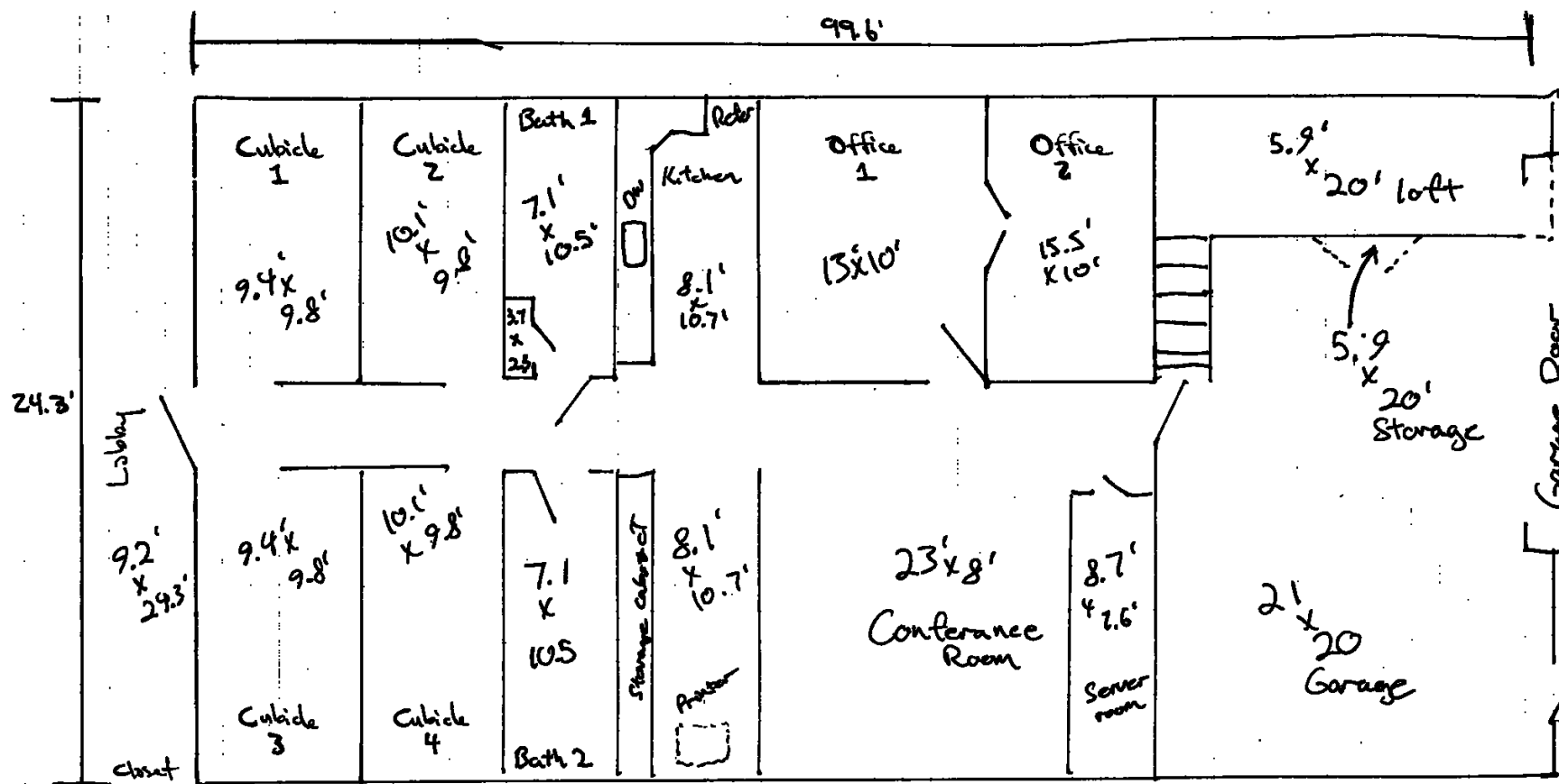
EXTERIOR PHOTOS



FLOORPLAN



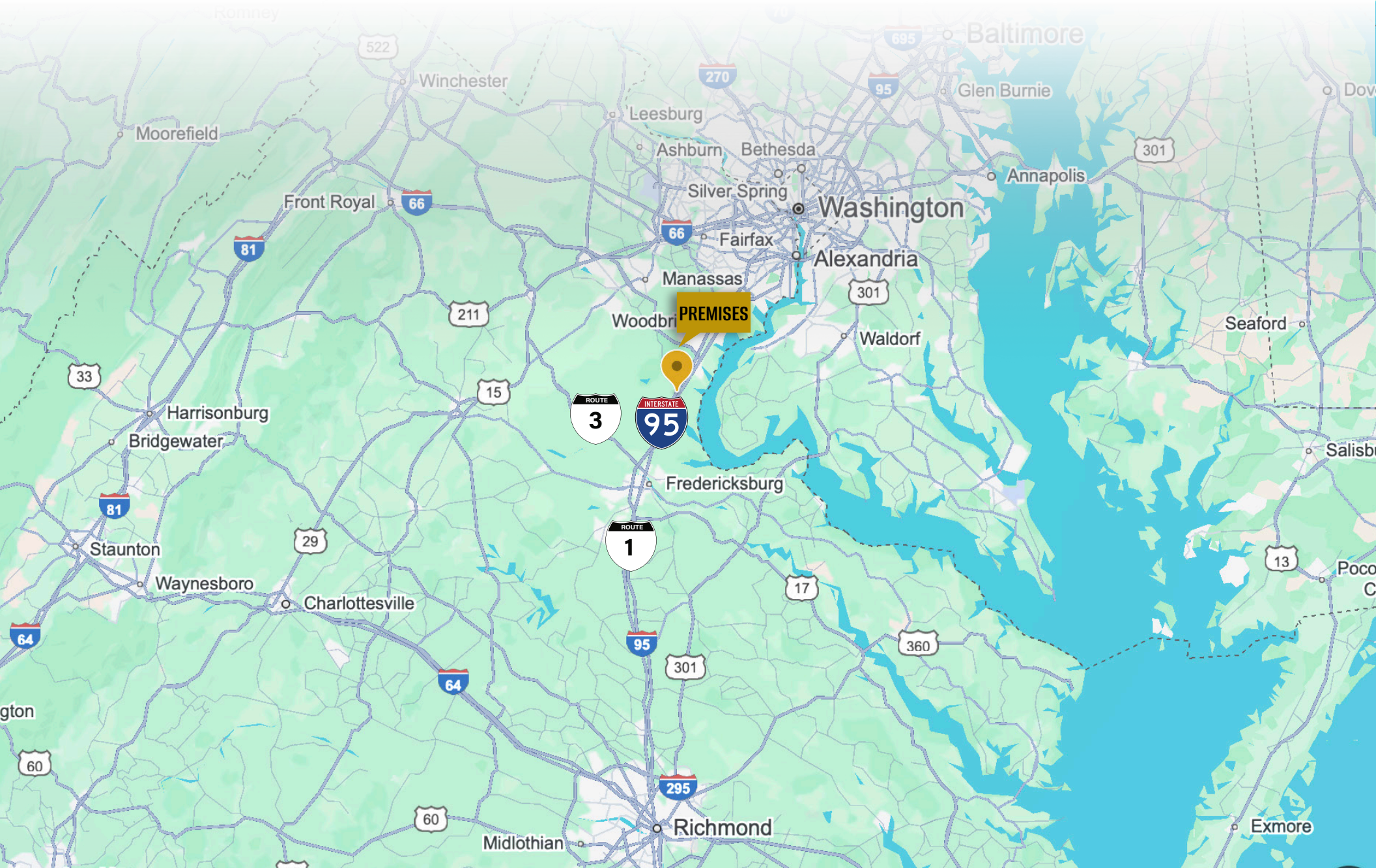
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LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$127,524	\$136,499	\$145,778
Median Household Income	\$112,756	\$114,373	\$121,446
< \$25,000	254	1,176	4,136
\$25,000 - 50,000	618	2,614	6,353
\$50,000 - 75,000	546	3,636	8,730
\$75,000 - 100,000	403	2,339	7,511
\$100,000 - 125,000	781	3,322	8,464
\$125,000 - 150,000	605	2,665	7,466
\$150,000 - 200,000	621	3,350	10,472
\$200,000+	611	4,248	14,850

POPULATION	2 mile	5 mile	10 mile
2020 Population	13,027	72,642	209,637
2024 Population	13,931	76,325	218,492
2029 Population Projection	15,480	83,616	233,112
Annual Growth 2020-2024	1.7%	1.3%	1.1%
Annual Growth 2024-2029	2.2%	1.9%	1.3%
Median Age	34.5	33.5	35.9
Bachelor's Degree or Higher	38%	40%	41%
U.S. Armed Forces	579	4,711	6,920

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J O H N S O N

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.