

FOR SALE / LEASE

## 450 GARRISONVILLE ROAD MEDICAL OFFICE BUILDING

450 Garrisonville Road, Suite 115 Stafford, VA 22554



### PROPERTY HIGHLIGHTS

- 2,500 SF of medical office space within a 40,000 SF, 2 story class-A medical office building FOR SALE or FOR LEASE.
- Ideally located on Garrisonville Rd. (Rt. 610) in Stafford County, VA. on a 3.3-acre site with 200 parking spaces on site.
- The property is 1.4 miles west of exit 143 on I-95.
- Great Location, 1.4 miles West of I-95 exit 143 on Garrisonville Road
- Efficient layout with 6 exam rooms, nurses station, waiting area with 14 chairs
- Receptionist work area, separate check-out desk, breakroom
- Doctor's office, private bathroom, and separate back entrance.
- Parking ratio of 5/1000 200 total spaces
- Professionally managed property

### OFFERING SUMMARY

Sale Price:	\$962,500
Lease Rate:	N/A
Number of Units:	1
Available SF:	
Building Size:	40,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	223	832	3,433
Total Population	626	2,349	9,854
Average HH Income	\$99,810	\$100,642	\$103,865

### Steve Schattgen

Sales and Leasing Agent  
540.898.3242 x1031  
sschattgen@vakosre.com

VAKOS REAL ESTATE SERVICES

• 540.840.4901

• 10333 Southpoint Landing Blvd

• <http://www.vakosreservices.com>

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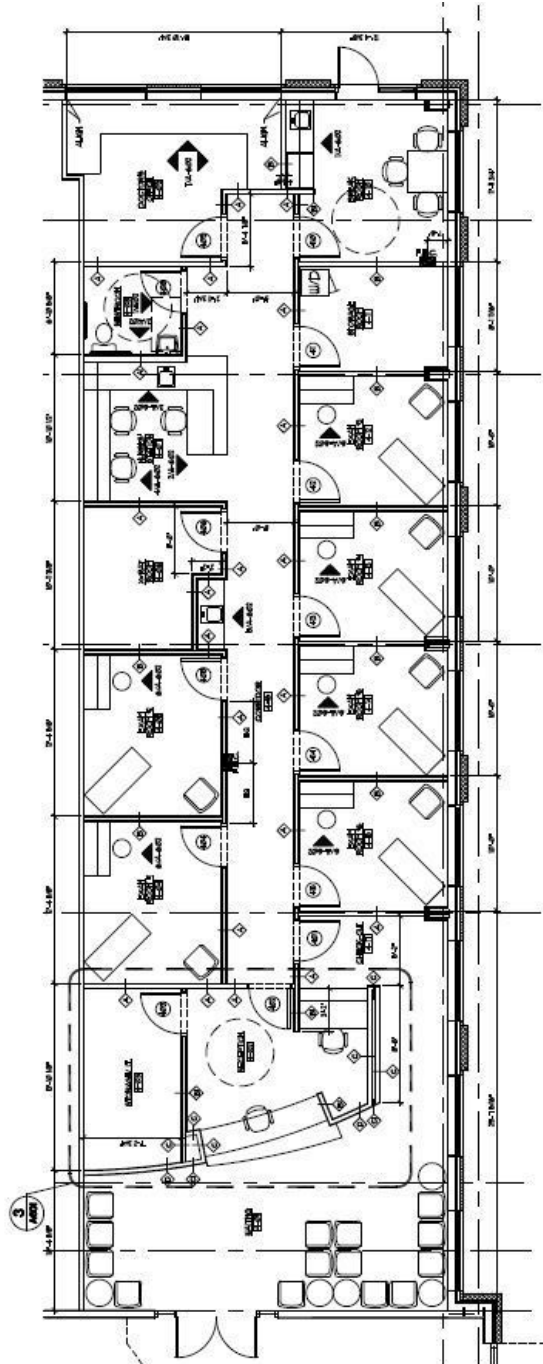
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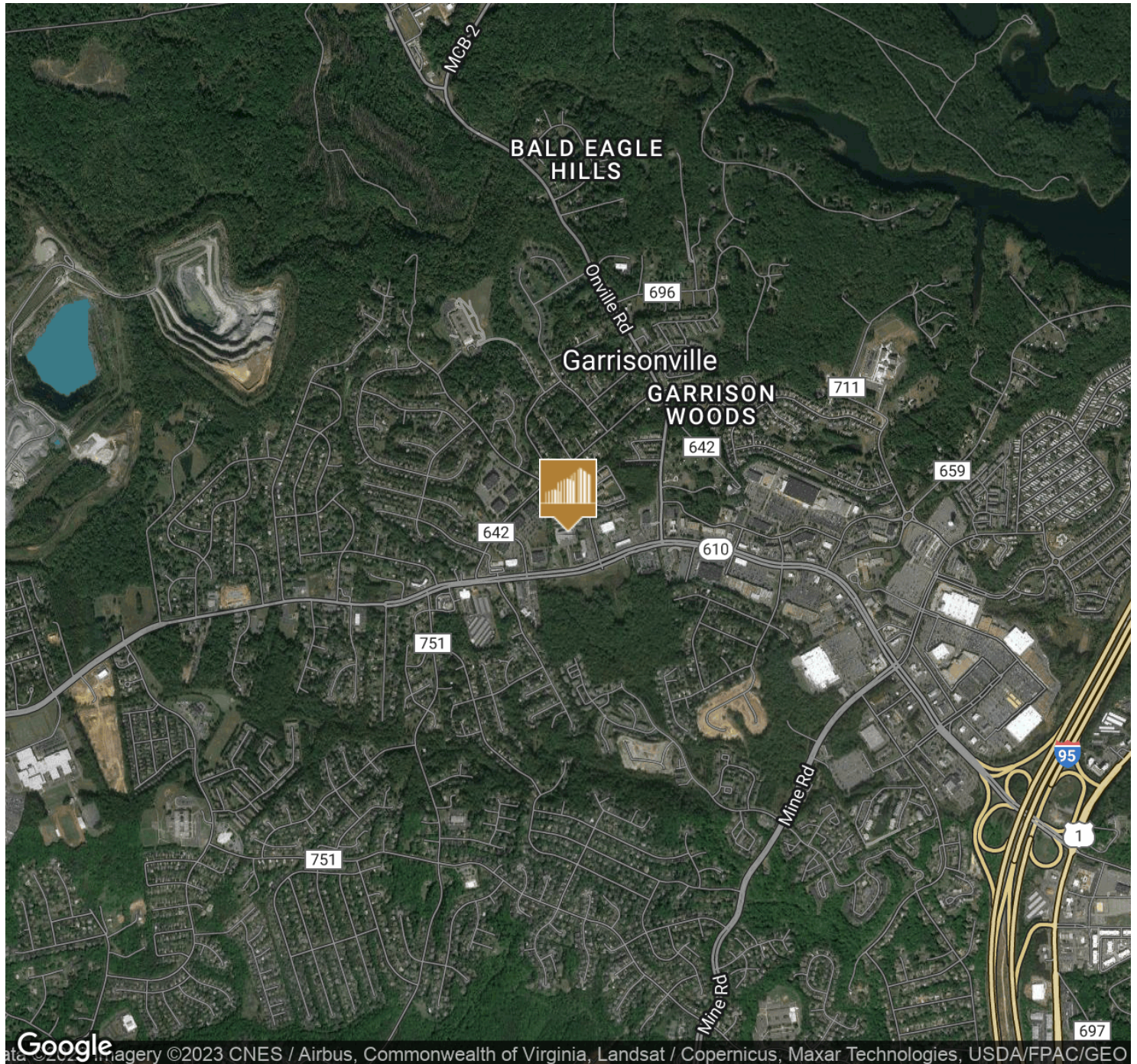
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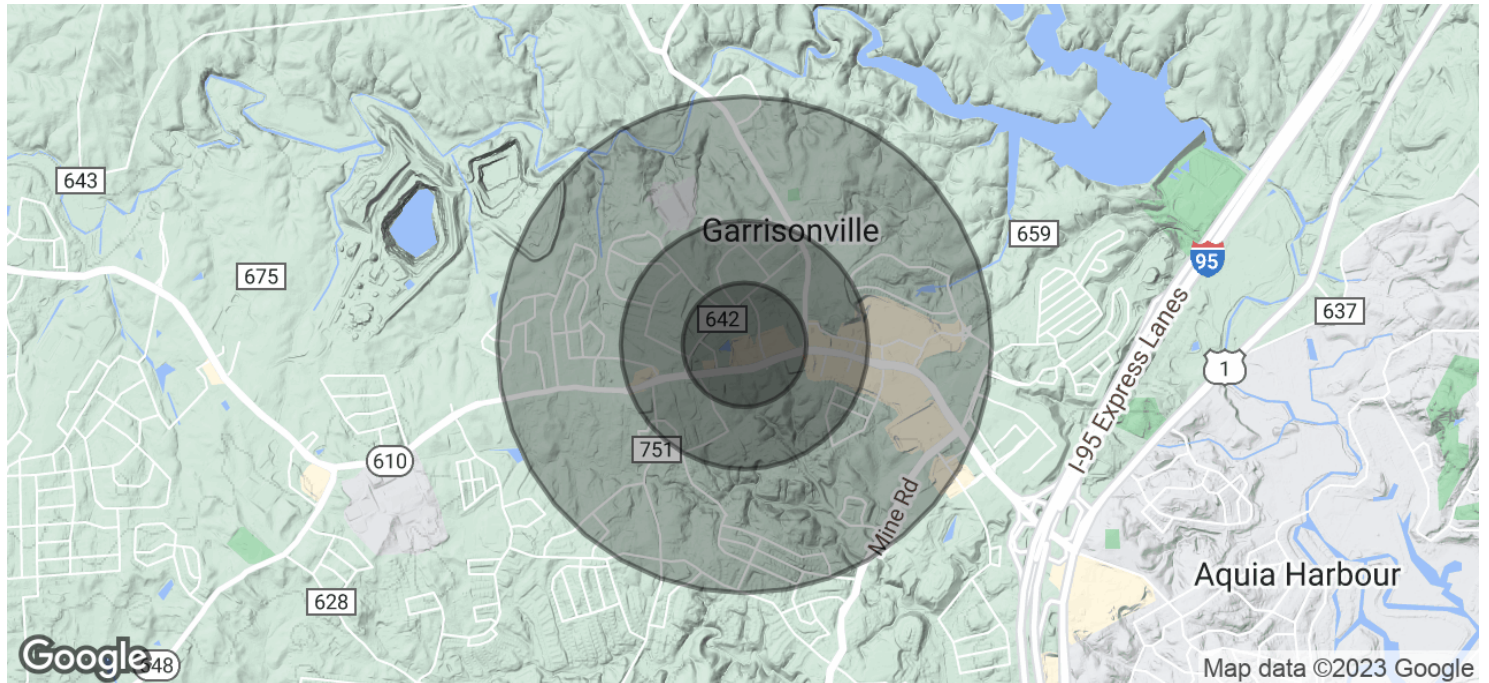
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	626	2,349	9,854
Average Age	33.5	33.0	31.9
Average Age (Male)	32.5	32.1	31.0
Average Age (Female)	34.2	33.8	31.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	223	832	3,433
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$99,810	\$100,642	\$103,865
Average House Value	\$304,194	\$314,402	\$309,181

\* Demographic data derived from 2020 ACS - US Census

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