

SOUTH CAMPUS

124 OLD POTOMAC CHURCH RD., STAFFORD, VA 22554

FOR LEASE

**12,377 (+/-) sq. ft. of
Shell Space Available
for lease**

HIGHLIGHTS

- Shell space on 2nd floor from 1,500 - 12,377 sq. ft.
- Shell space ready for build-to-suit offices
- High-end finishes
- Building signage available
- First of two new office buildings at "South Campus development"
- Adjacent to Potomac Church Farms
 - Ryan Homes new 300+ single family residential development

SPECS

- Building Size: 39,372 sq. ft.
- Year Built: 2017
- Zoning: B3
- Parcel #: 20MM-12B
- Parking: 5.45 Spaces / 1,000 SF



Contemporary 39,372 SF Class A office building delivered in 2017. There is currently 2nd floor space available from 1,500 SF to approx. 12,377 SF. South Campus is a mixed-use commercial development adjacent to the 288-unit Abberly Waterstone apartment community, poised for continued growth with future retail, office, and residential components underway, including Ryan Homes' 300+ unit Potomac Church Farms and Amazon's new 500,000 SF data center next door.

Abberly Apartments at South Campus



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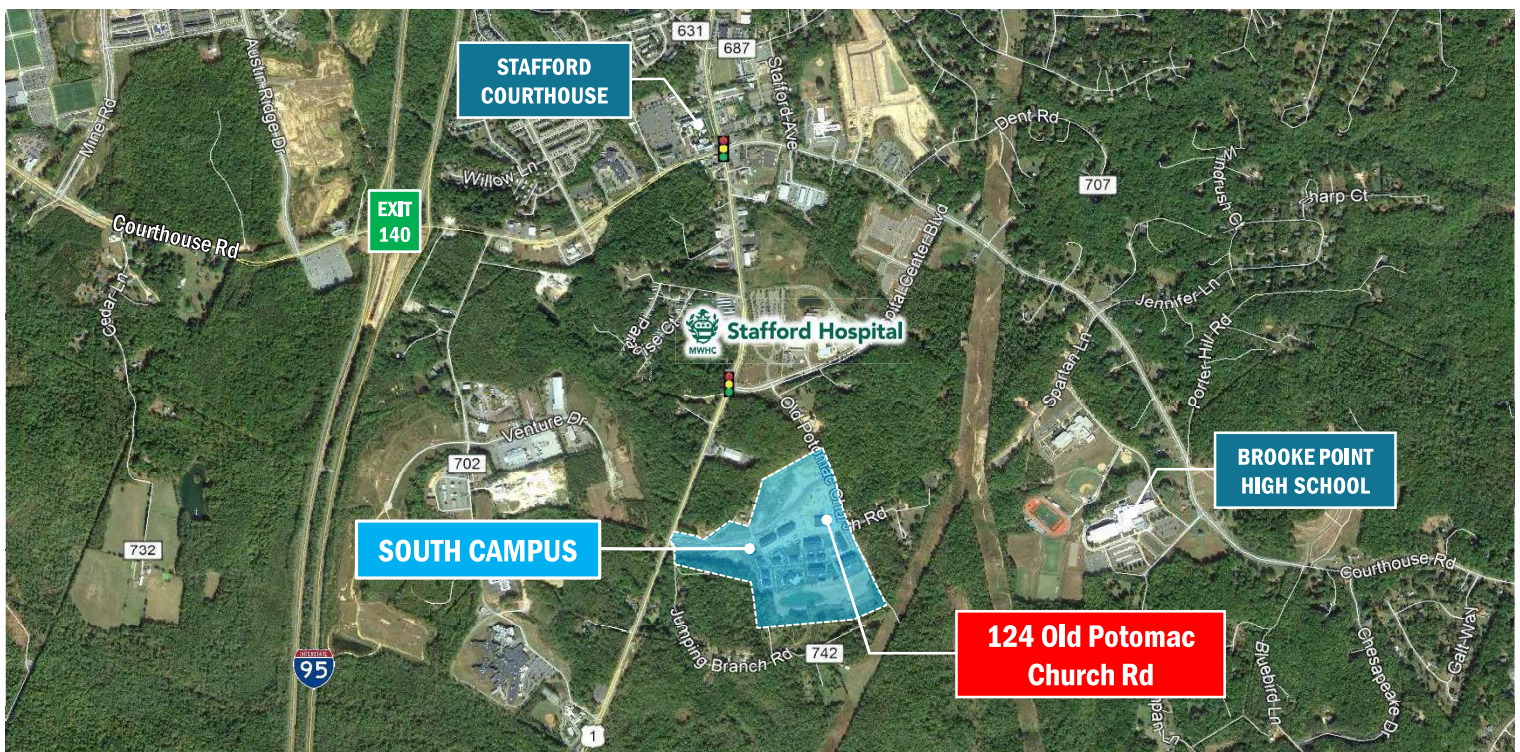
LOCATION

The South Campus development gets its name from its location as it is just south of Stafford Regional Hospital in Stafford County, VA. The property is situated in a prime location just off of Route 1/Jefferson Davis Hwy nearby the exit/entrance ramp for the new I-95 interchange at exit 140.

The property is also located within minutes of Stafford Courthouse and the County Government office complex. The surrounding area will prove beneficial to the project as it is experiencing extraordinary residential growth. This includes the Abberly apartments 288 units within the development and nearby communities such as Embrey Mill that will consist of over 1,600 homes at completion. The surrounding area's growth paired with South Campus' proximity to major employment centers makes the project a great opportunity for new businesses and future growth.

HIGHLIGHTS

- Located just South of Stafford Regional Hospital
- Off of Route 1/Jefferson Davis Hwy near the entrance/exit ramps for the new I-95 interchange (exit 140)
- The development is also convenient to Stafford County Courthouse and county government office complex
- High growth area with major residential projects currently underway or planned within minutes of site
- Within minutes of large, existing residential communities such as Aquia Harbor with over 2,300 homes
- 8 miles from Marine Corps Base Quantico with an Annual Economic Impact over \$5.8B
- Stafford County boasts AAA (S&P) and Aa2 (Moody's) bond ratings



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DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
POPULATION	53,509* 59,455**	117,577* 128,110**	180,825* 197,156**
HOUSEHOLDS	20,180* 22,641**	42,211* 46,218**	63,637* 69,623**
AVERAGE HH INCOME	\$76,396* \$85,906**	\$85,624* \$95,717**	\$91,901* \$103,750**

*2017 Estimate
**2022 Projection

