



945 Garrisonville Road

STAFFORD, VIRGINIA 22554

Freestanding medical office. Current income in place.

945 Garrisonville Road combines a freestanding 4,920-SF medical-office building with current in-place income and 3.0% annual Base-Rent growth. The existing clinical configuration and independent physical identity give the offering a clear private-capital investment story.

\$1,495,000

ASKING PRICE

\$153,997.92

NOI

10.30%

CAP RATE

4,920 SF

BUILDING AREA

REQUEST THE OFFERING MEMORANDUM AND ADDITIONAL DILIGENCE

Tours by appointment; please do not contact the tenant directly.

CORNELL DAYNE

Senior Director / Associate Broker

202-630-4561

cmdayne@midacq.com

MIDACQ.COM

Freestanding real estate. Medical-office use in place.

The property combines an independent 0.5908-acre site, current clinical use, and a Garrisonville Road / VA 610 position in North Stafford.



0.5908 ACRE SITE

BUILT 2008

WEST OF I-95 / EXIT 143

U.S. Foot and Ankle Specialists, LLC is the legal tenant. The Stafford office operates as Lake Ridge & Stafford Foot & Ankle Specialists within a broader USFAS podiatry platform that publicly reports 330+ providers, 220+ locations, and more than 1.3 million annual patient visits. These figures provide operating context only and are not a credit or guaranty representation.

4,920 SF BUILDING

3.0% ANNUAL BASE-RENT GROWTH

GARRISONVILLE ROAD / VA 610

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