

# SALE / LEASE

**SHIMCO CENTER, LOT 5**

Alabaster Lane Stafford, VA 22405



## PROPERTY DESCRIPTION

Introducing Alabaster Lane- Lot 5, an exceptional development opportunity in Stafford, VA. Spanning 17 acres, this prime lot boasts M-1 zoning, perfect for industrial ventures. Situated in the newly developed Shimco Center industrial park, its strategic location just 1.7 miles from I-95 (Exit 136) ensures seamless connectivity. Positioned off Richmond Hwy/Route 1 in Stafford County, with easy access to Stafford Regional Airport, Stafford Hospital and major roadways, this property offers convenience for logistics and operations. Lot 5 is available for Sale or Ground Lease and presents a lucrative prospect for industrial investors and Owner/Users.

## PROPERTY HIGHLIGHTS

- 17 acre Lot for Sale or Ground Lease
- Newly Developed Industrial Park
- 1.7 Miles to I-95 (Exit 136)
- Situated just off Route 1 in Stafford County
- Close proximity to Stafford Regional Airport

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF:	17.88 Acres
Lot Size:	17.88 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	65	428	1,064
Total Population	574	1,768	3,592
Average HH Income	\$80,244	\$113,629	\$126,728

**J.R. Burdette**  
239 293 4087

**Ben Keddie, SIOR, CCIM**  
540 786 1402



**COLDWELL BANKER  
COMMERCIAL**  
ELITE

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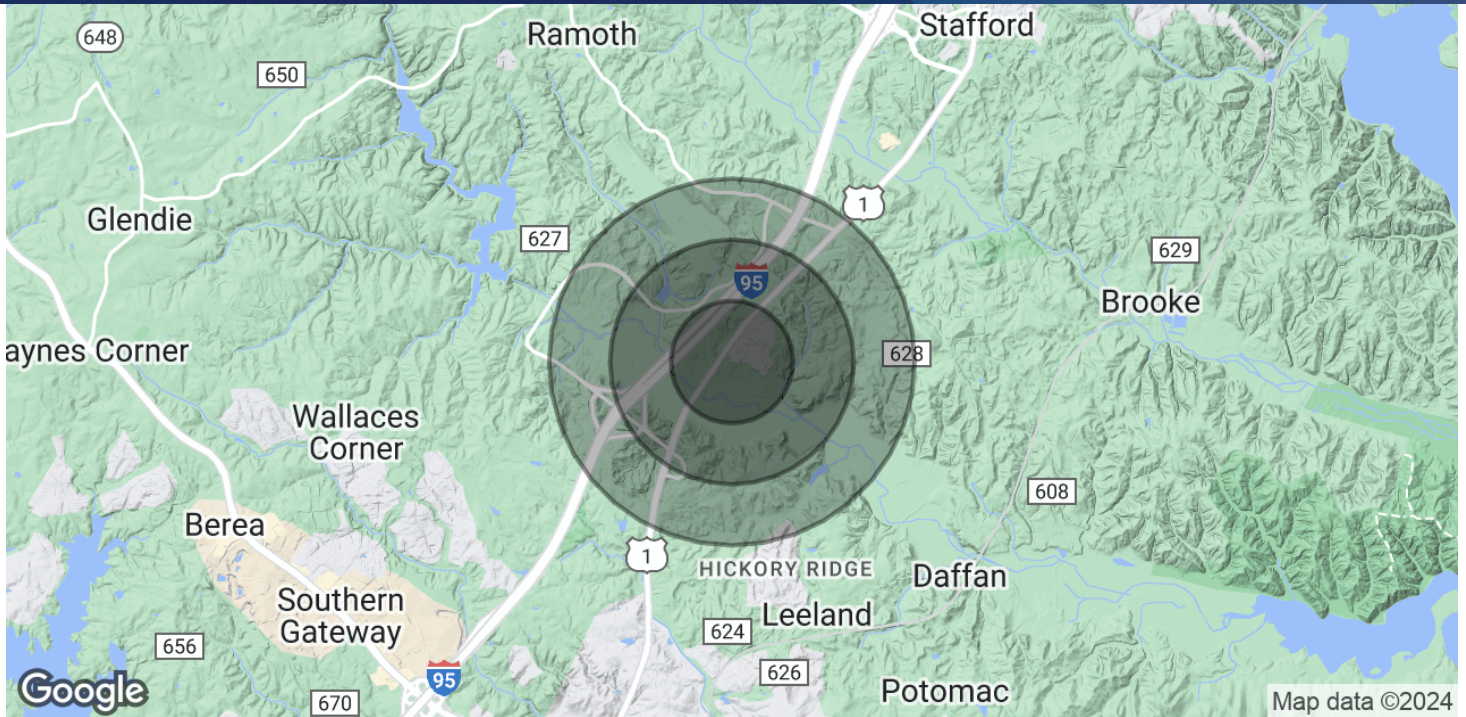


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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	574	1,768	3,592
Average Age	36	38	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	65	428	1,064
# of Persons per HH	8.8	4.1	3.4
Average HH Income	\$80,244	\$113,629	\$126,728
Average House Value	\$241,172	\$406,421	\$471,781

Demographics data derived from AlphaMap

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