



RETAIL PROPERTY FOR LEASE

THE SHOPPES OF NORTH STAFFORD

15 & 25 TECH PARKWAY, STAFFORD, VA 22556



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,750 - 8,499 SF
Lease Rate:	Negotiable
Lot Size:	3.88 Acres
Year Built:	2007

AVAILABLE SPACES

	SF
25 Tech PKWY, 107	2,833 SF
25 Tech PKWY, 111	2,833 SF
25 Tech PKWY, 115	2,833 SF
25 Tech PKWY, 119	2,872 SF

PROPERTY OVERVIEW

Located along Route 610 with excellent road frontage and visibility, The Shoppes of North Stafford provides prime retail space to serve the employees and visitors of the adjacent Business Park. Located 4 miles from I-95, the center is situated to serve the many subdivisions and organizations along the Route 610 and I-95 corridors.

PROPERTY HIGHLIGHTS

- Retail space available in growing business center
- Located in a region experiencing population growth
- Average household income of \$113,445 within a one-mile radius
- High visibility to Route 610 (16,000 VPD)
- Pylon and building signage available
- Zoned B-2 (Urban Commercial)

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SITE PLAN



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RETAILER MAP



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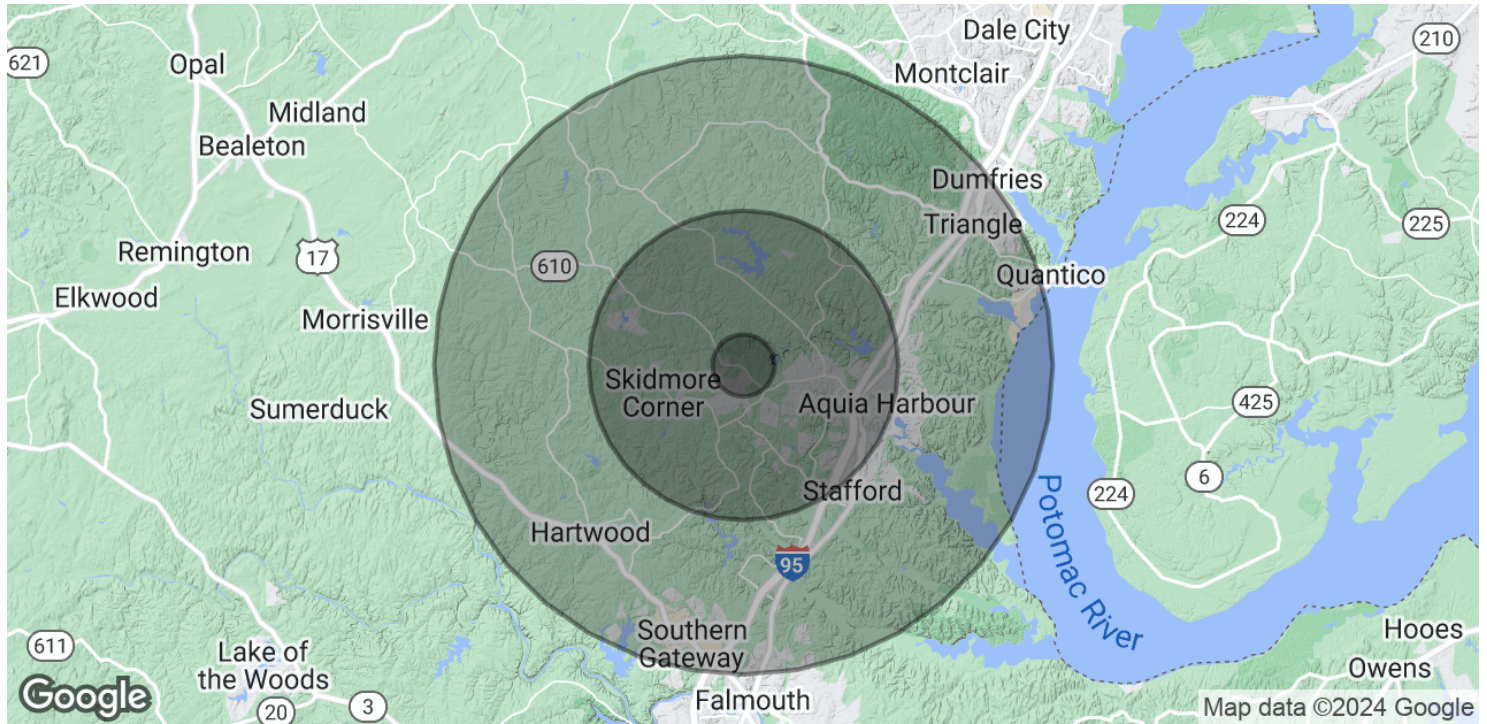
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



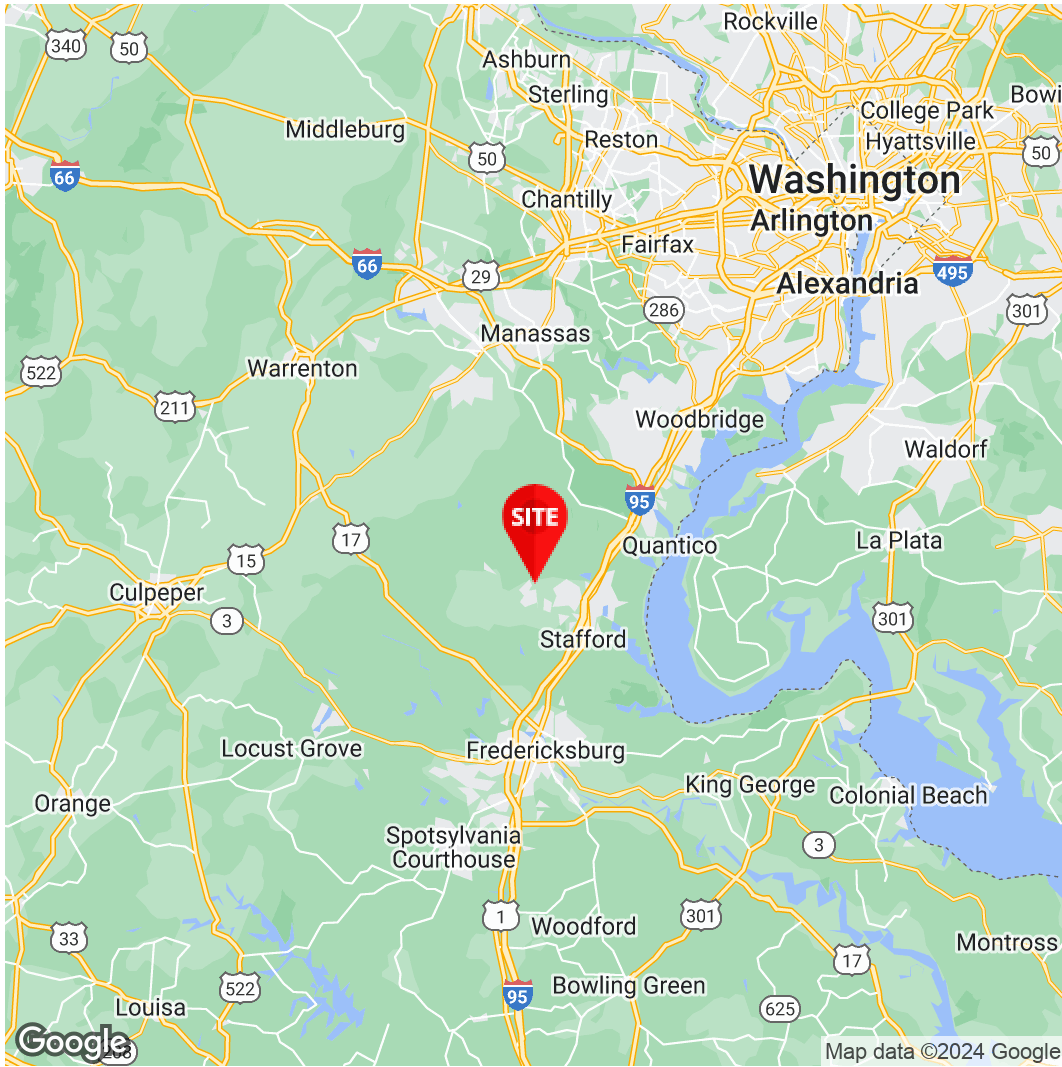
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,808	68,659	143,326
Average Age	33.6	32.5	33.5
Average Age (Male)	34.3	31.7	33.3
Average Age (Female)	34.0	33.9	34.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,076	21,521	45,462
# of Persons per HH	3.4	3.3	3.2
Average HH Income	\$159,502	\$142,426	\$132,308
Average House Value	\$337,996	\$348,052	\$359,484

* Demographic data derived from 2020 ACS - US Census



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