

SALE

4.68 ACRE COMMERCIAL PARCEL FOR SALE - GARRISONVILLE, VA

Eustace Road Stafford, VA 22554



PROPERTY DESCRIPTION

4.68 Acre commercial parcel located on Eustace Road in Stafford County, Virginia. The Property is Zoned B2 (Stafford County) allowing for numerous commercial uses.

The property is located just off Garrisonville Road approx. 1.5 miles from I-95 via exit 143. High traffic counts on Garrisonville Road/ Rt. 610: 70,000 ADT and Accessible from Eustace Road (5,800 ADT), a local thru route leading to large residential communities. High Growth and High Household Income Area.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	4.68 Acres

PROPERTY HIGHLIGHTS

- 4.68 Acres of Commercial Land for Sale
- Located directly adjacent to Wawa
- The property is located just off Garrisonville Road approx. 1.5 miles from I-95 via exit 143
- High traffic counts on Garrisonville Road/ Rt. 610: 70,000 ADT
- Accessible from Eustace Road (5,800 ADT), a local thru route leading to large residential communities
- High Growth and High Household Income Area

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,567	18,048	33,940
Total Population	9,678	48,306	92,657
Average HH Income	\$88,291	\$79,193	\$82,270

Ben Keddie, SIOR, CCIM
540 786 1402

Donny Self, CCIM
540 842 6202

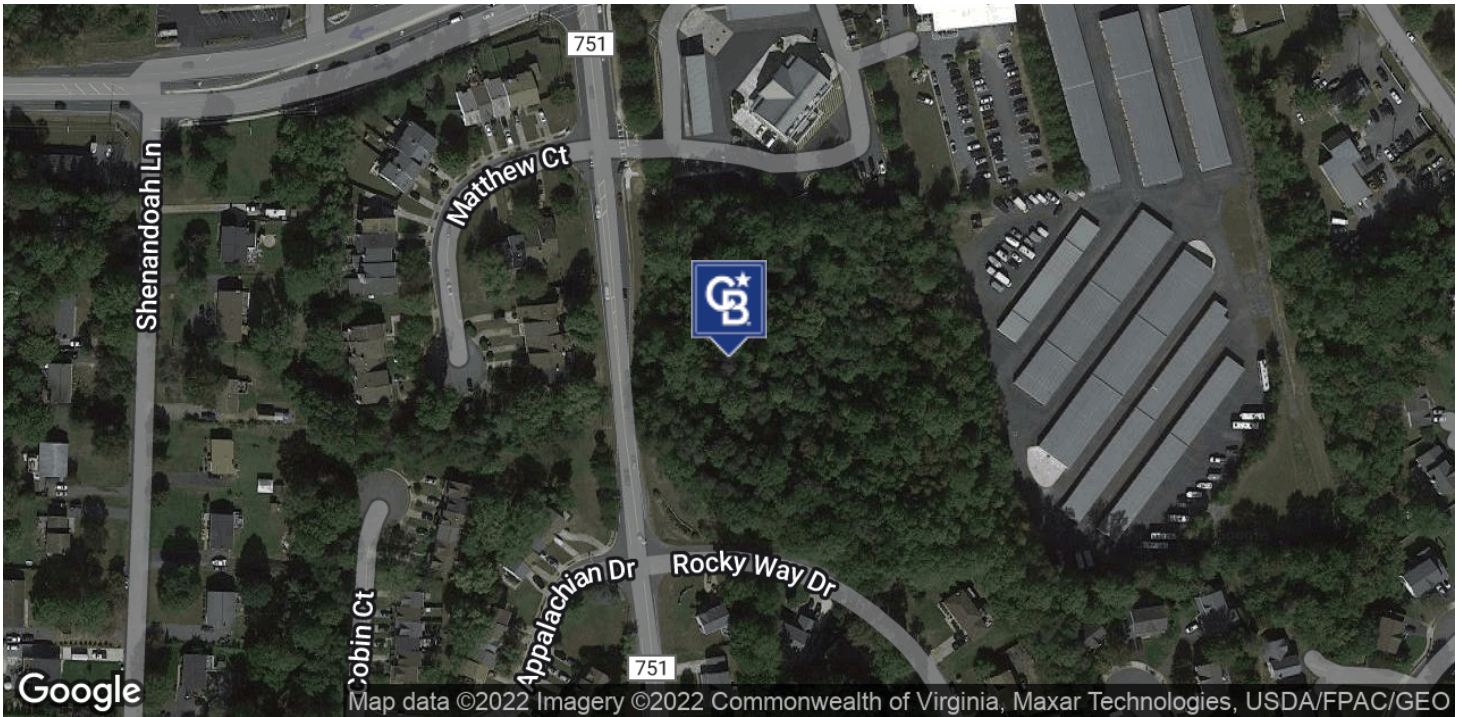


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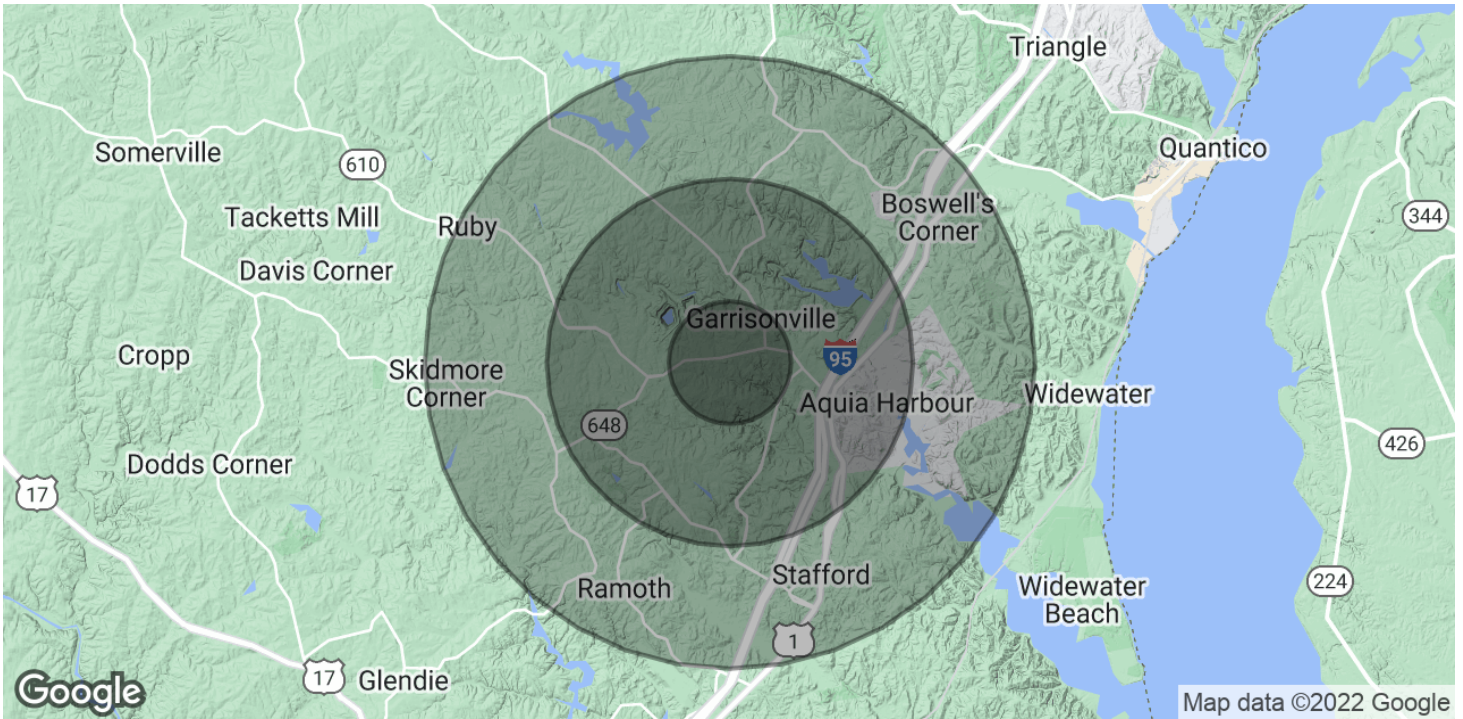


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,678	48,306	92,657
Average Age	33.5	33.9	34.9
Average Age (Male)	32.0	33.4	34.2
Average Age (Female)	34.4	34.5	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,567	18,048	33,940
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$88,291	\$79,193	\$82,270
Average House Value	\$478,251	\$373,728	\$341,264

* Demographic data derived from 2020 ACS - US Census

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