

SALE OR LEASE

APPLE GROVE PAD SITES

36 | Algrace Blvd
STAFFORD, VA 22556



ALGRACE BLVD

15,730 AADT



TSC TRACTOR SUPPLY CO

Advance Auto Parts

1.46
ACRES

1.75
ACRES

GARRISONVILLE RD
(RT. 610)

26,350 AADT

SPECIFICATIONS

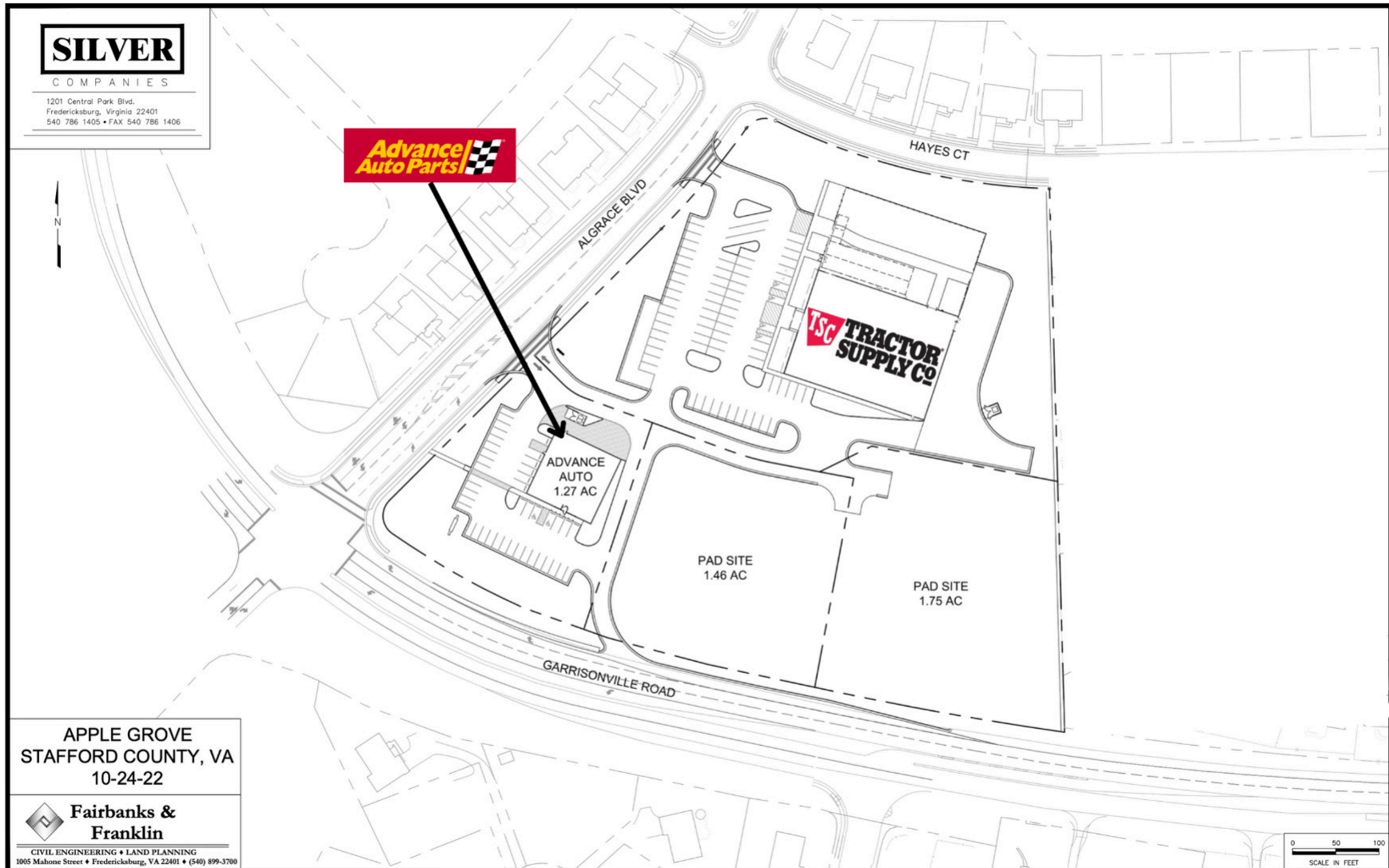
Pad 1: 1.46 Acres

Pad 2: 1.75 Acres

Pricing: Inquire

Zoning: B2

Property lines can be adjusted to the needs of the end user.



- Full Access at Algrace Blvd & Garrisonville Rd.
- Frontage & visibility on Garrisonville Rd (Rt. 610)
- B2 Zoning – By-Right Commercial
- Anchored by Tractor Supply

LOCAL MAP



J R A



ALGRACE BLVD

SITE

GARRISONVILLE RD

All American Appliance Service Inc

ged 4 Success

643

610

643

The Pirate Chicken Ranch

Aquia Creek

Aquia Creek

Virginia Paving Company

CACI

Box

Walmart Neighborhood Market

610

675

Vulcan Materials Company

The Mount Church

advanced general contractor

AG Wright Middle School

Transylvania Group

Beck's Amsoil

Red Apple Pediatric Dental Team

Bodewell Fleet Services

BFJ Heating & Air

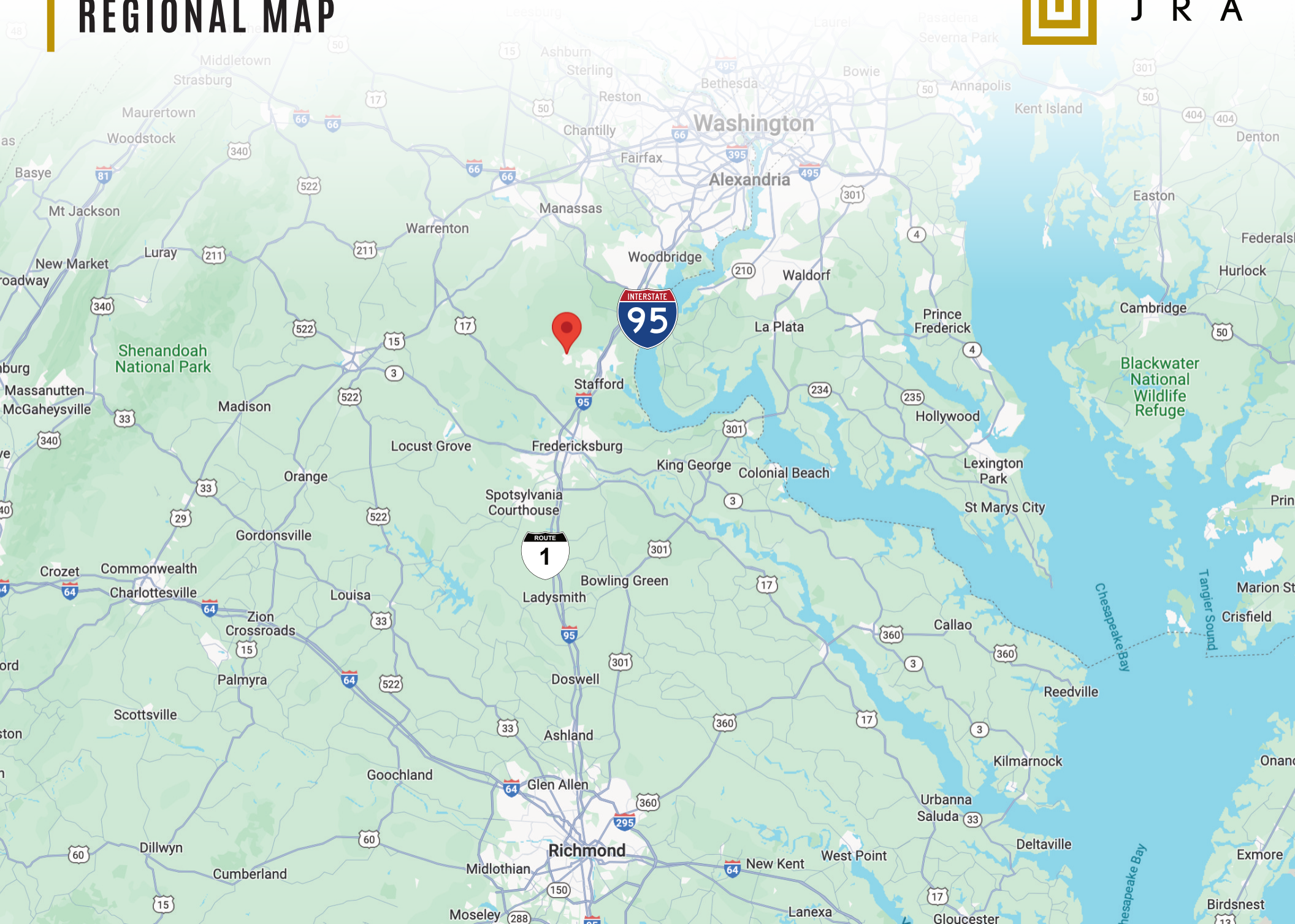
Green Matters Construction

DMV Customer Service Center of Stafford

REGIONAL MAP



J R A



DEMOGRAPHIC/ INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$159,854	\$145,045	\$135,514
Median Household Income	\$141,654	\$126,161	\$114,235
< \$25,000	128	821	2,650
\$25,000 - 50,000	142	2,207	5,308
\$50,000 - 75,000	373	2,332	6,001
\$75,000 - 100,000	546	2,528	5,946
\$100,000 - 125,000	377	1,825	4,760
\$125,000 - 150,000	334	2,196	4,527
\$150,000 - 200,000	862	3,823	8,417
\$200,000+	815	3,898	7,622

POPULATION	2 mile	5 mile	10 mile
2010 Population	11,456	53,521	112,739
2022 Population	12,143	64,618	141,557
2027 Population Projection	12,609	68,167	149,826
Annual Growth 2010-2022	0.5%	1.6%	2.0%
Annual Growth 2022-2027	0.8%	1.1%	1.2%
Median Age	36.3	35.6	36.2
Bachelor's Degree or Higher	40%	37%	37%
U.S. Armed Forces	162	2,611	4,851

FOR MORE INFORMATION PLEASE CONTACT:

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JOHNSON

REALTY

ADVISORS

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