

LEASE

12 PGA DRIVE

12 PGA Drive Stafford, VA 22554



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	8,032 SF
Available SF:	2,105 SF
Lot Size:	0.21 Acres
Year Built:	2006
Zoning:	B-2

PROPERTY OVERVIEW

2,105 sf First Floor Medical/Office space available for Lease in North Stafford County

PROPERTY HIGHLIGHTS

- 2,105 sf of Open Office space ready for Tenant's Build out
- HVAC and Drop Ceiling/Lights are in place
- First Floor Space with plenty of Windows
- Panel Signage available of Monument Sign fronting PGA Drive
- Close to Route 1 and I-95 (Exit 143 - 146,000 VPD)
- Existing Co-Tenants include Stafford Smile Design and Allergy Partners of Fredericksburg

Donny Self, CCIM
540 842 6202



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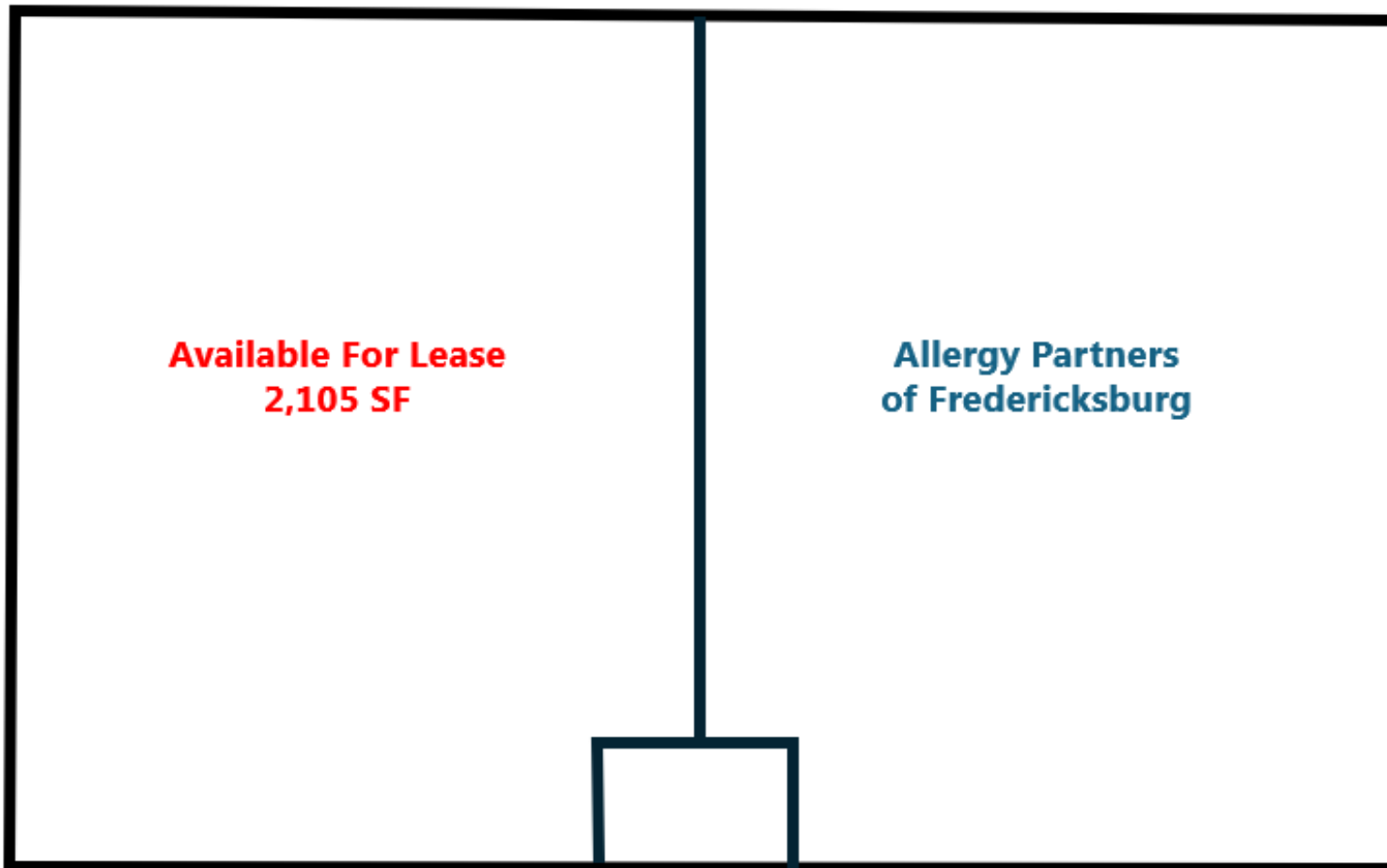


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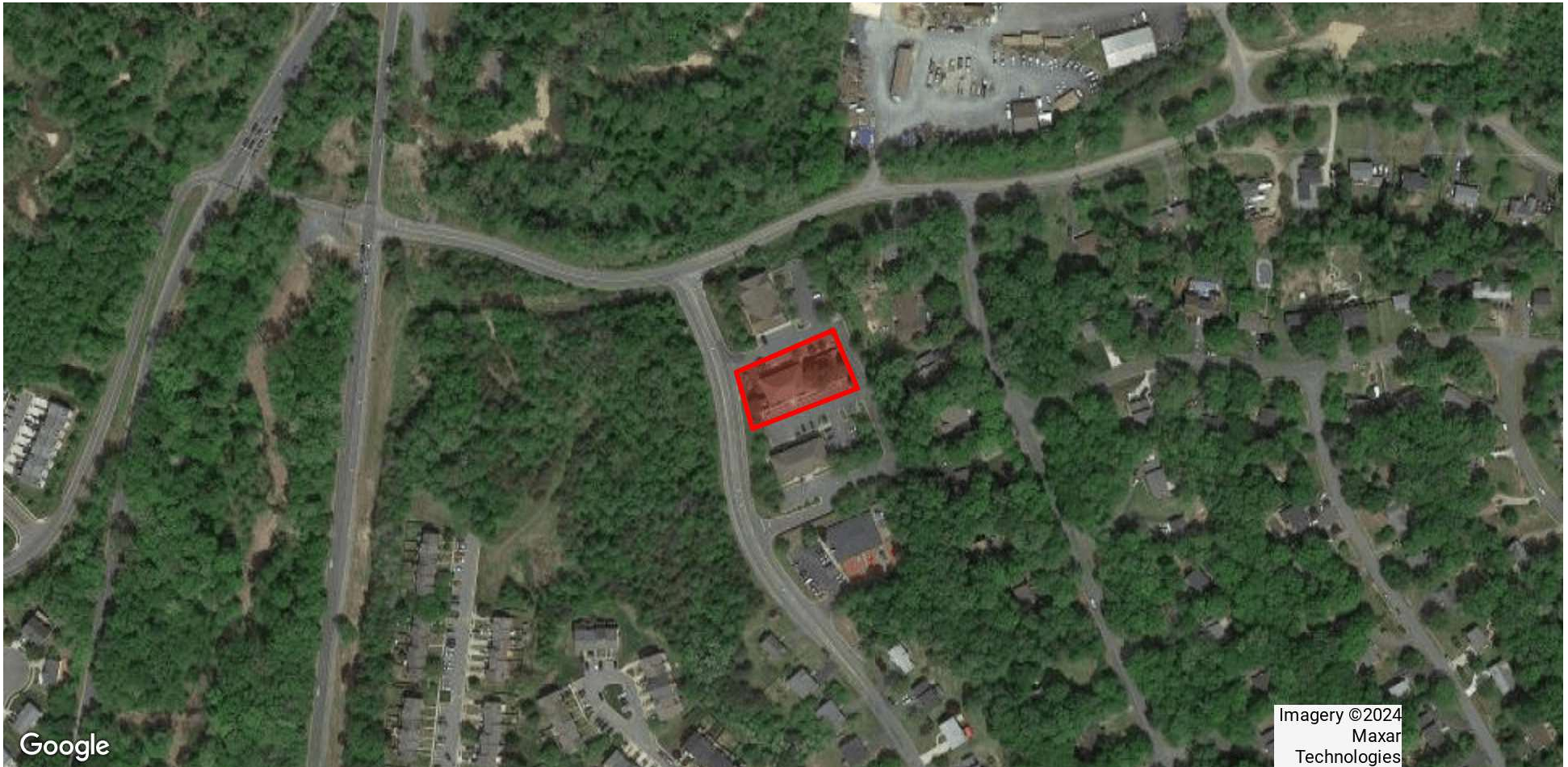


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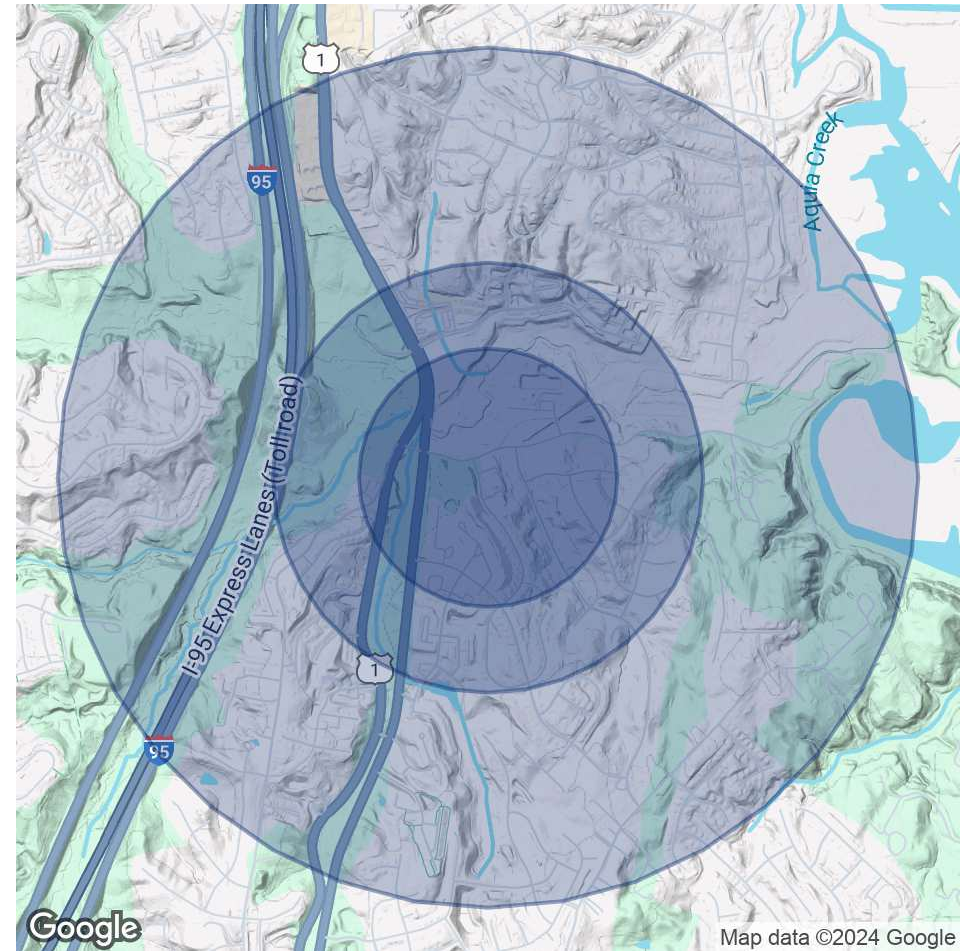
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	671	2,430	10,251
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	197	765	3,250
# of Persons per HH	3.4	3.2	3.2
Average HH Income	\$162,645	\$153,035	\$157,795
Average House Value	\$500,815	\$494,327	\$521,153

Demographics data derived from AlphaMap



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