

# AQUIA PARK

2773 JEFFERSON DAVIS HWY, STAFFORD, VA 22554

**FOR LEASE**  
SUITE 119 – 1,200 SQ. FT.  
MEDICAL OFFICE FOR LEASE

## HIGHLIGHTS

- Move-In Ready medical office suite available for lease – space can be easily converted to general office space
- Space features 2 exam rooms, 1 large private office, waiting room, lab area and bathroom
- Excellent visibility from Route 1
- Located within Aquia Park, a well established retail and business center with a variety of strong co-tenants
- Located on Route 1 with signalized access to center
- Large pylon signage on Rt. 1 with electronic/digital messaging board

## SPECS

- Building Size: 12,000 SF
- Year Built: 2007
- Development Size: 11.88 Acres
- Zoning: B2
- Parcel ID/#: 30R-1-103



Aquia Park is a neighborhood center containing over 108,000 sq. ft., featuring professional and medical office space as well as restaurants, hair salons, barbers, dry cleaning, florist & gift shop, daycare, medical offices, dentists and more. The center is situated on 11.88+ acres which straddles I-95 & Route 1 in Stafford County, VA. The space available at 2773 Jefferson Davis Hwy is a 1,200 sq. ft. medical office suite featuring 2 exam rooms, 1 private office, waiting room and lab area. This space is offers a great opportunity for a small medical practice and is move-in ready.

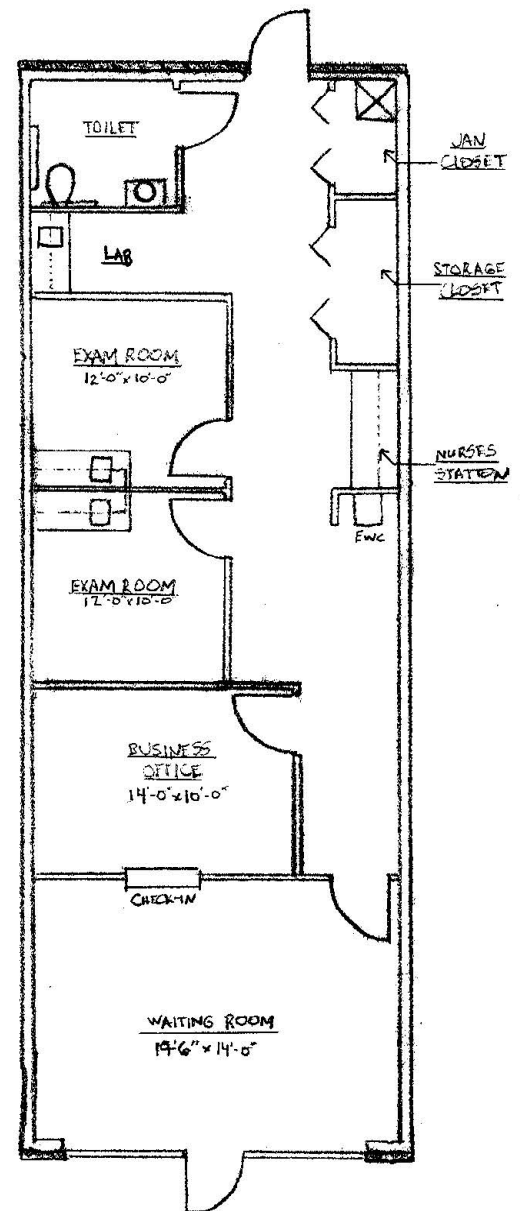
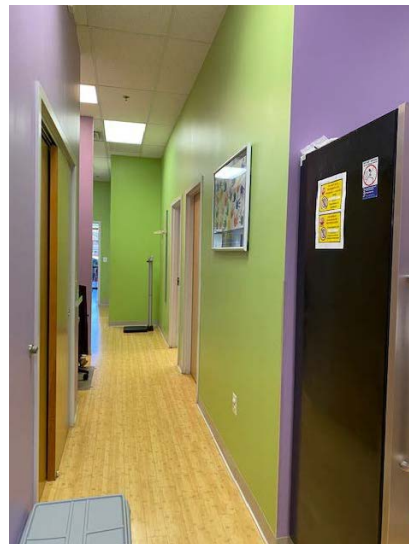
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,204* 12,050**	48,369* 53,404**	78,160* 86,453**
HOUSEHOLDS	3,557* 3,812**	14,825* 16,372**	23,975* 26,575**
AVERAGE HH INCOME	\$109,120* \$116,890**	\$118,098* \$127,149**	\$121,502* \$131,097**

\*2017 Estimate  
\*\*2022 Projection

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## Unit 119-Floor Plan





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## LOCATION

Aquia Park is located off Jefferson Davis Hwy (Rt 1) just ½ mile from I-95 interchange (exit 143) in Stafford County, VA. Situated at a signalized intersection the center benefits from easy access and great visibility from Rt. 1. The center is within close proximity to major economic drivers and employment centers; located approximately 8 miles to Quantico Marine Base, 2 miles to Stafford Government Center and 2.5 miles to Stafford Hospital.

The surrounding area will also prove to be beneficial to the center as it is fueled by major residential subdivisions including the 2,300+ home community, Aquia Harbor, which is located less than a mile away. There is also substantial residential growth underway such as the new Embrey Mill community that will contain over 1,600 homes upon completion. This residential growth will continue, as Stafford County is projected to be the fastest growing suburb of Washington D.C. through 2040.

## HIGHLIGHTS

- Located on Route 1/Jefferson Davis Hwy, less than ½ Mile from I-95 (via exit 143 – Garrisonville Rd.)
- Situated within the Aquia Park neighborhood center with a variety of strong tenants including medical, office and retail users
- Signalized access into the development from Route 1 with traffic counts of 20,000 VPD
- Visibility from I-95
- Just 1 mile from the entrance to Aquia Harbor, a 2,300+ home community
- Stafford County is projected to be the fastest growing suburb of Washington D.C. through 2040, growing by over 141%
- Within minutes from Marine Corps Base Quantico with an Annual Economic Impact over \$5.8B





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