

FOR LEASE

12,500 SF OFFICE/WAREHOUSE

670

Cambridge St.

STAFFORD, VA 22405



SPECIFICATIONS

Size:	12,500 SF
Lease Rate:	\$12.00 PSF
NNN:	\$1.45 PSF
Available:	Immediate
Zoning:	B-2

PROPERTY OVERVIEW



670 Cambridge Street offers 12,500 SF of flexible office and warehouse space available for lease on a 0.92-acre site in Stafford, Virginia. The property provides a functional mix of office and warehouse areas designed to accommodate a wide range of business needs. With three 12' drive-in doors, 16' clear ceiling height, and both single-phase and three-phase power, the building is well-suited for light industrial, service, or distribution users. Zoned B-2 and strategically located just off Route 1, the property delivers excellent accessibility, visibility, and operational flexibility for tenants seeking a versatile commercial space.

An aerial photograph of a commercial property in Stafford, Virginia. The property is a large, light-colored industrial building with a flat roof, situated next to a parking lot. A yellow callout box with the word "PREMISES" in black capital letters points to the building. The surrounding area is wooded with bare trees, and a road (Route 1) is visible to the right. Other commercial buildings and parking lots are visible in the background.

PREMISES



5,000 SF office, 6,500 SF warehouse, 1,000 SF mezzanine

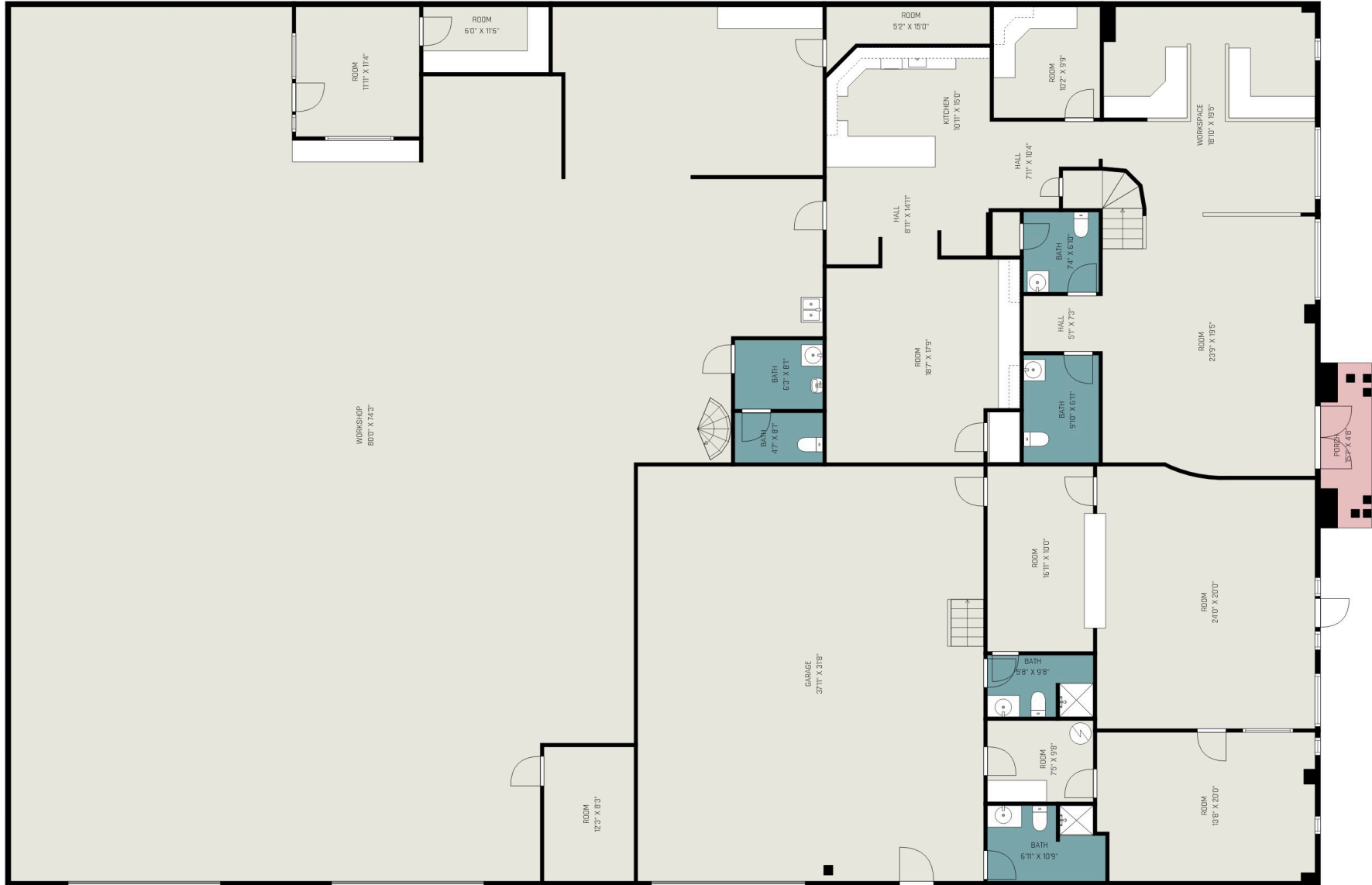
3 drive-in doors with 16' clear height for efficient access and storage

Ample parking with a ratio of 1.56/1,000 SF on a 0.92-acre site

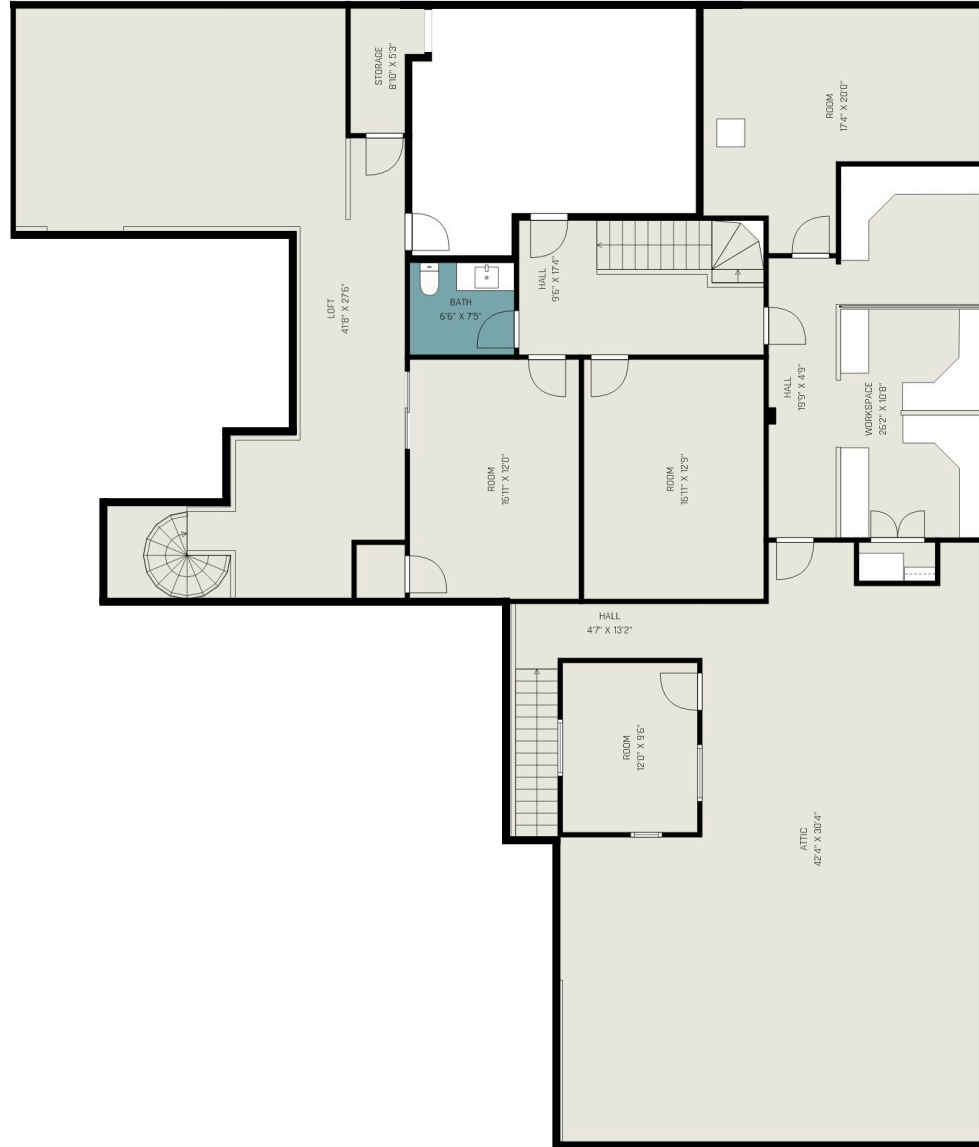
Flexible zoning (B-2) supports a wide range of commercial uses

Convenient location just off Route 1 in Stafford

FIRST FLOOR PLAN



SECOND FLOOR PLAN



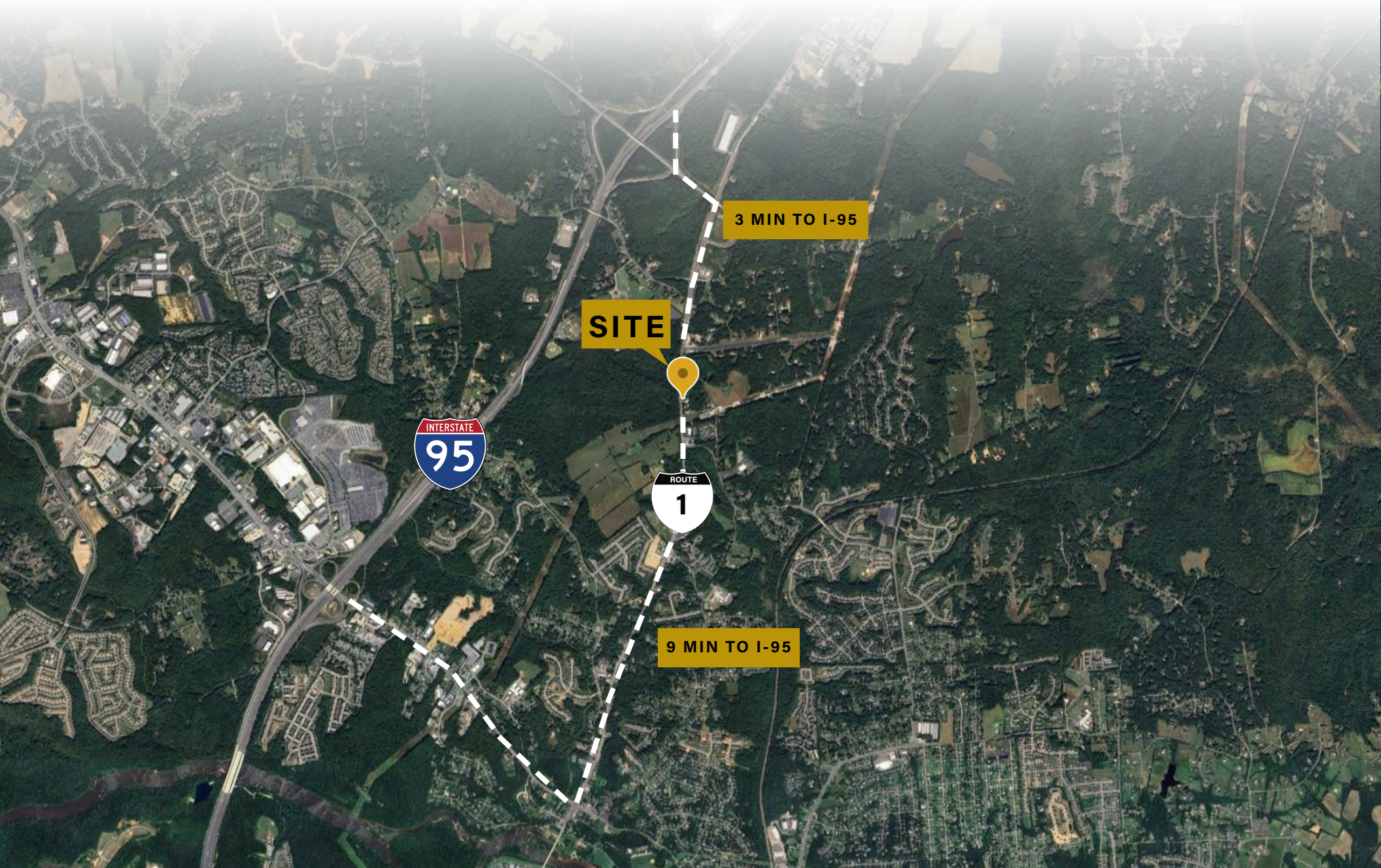
PROPERTY PHOTOS



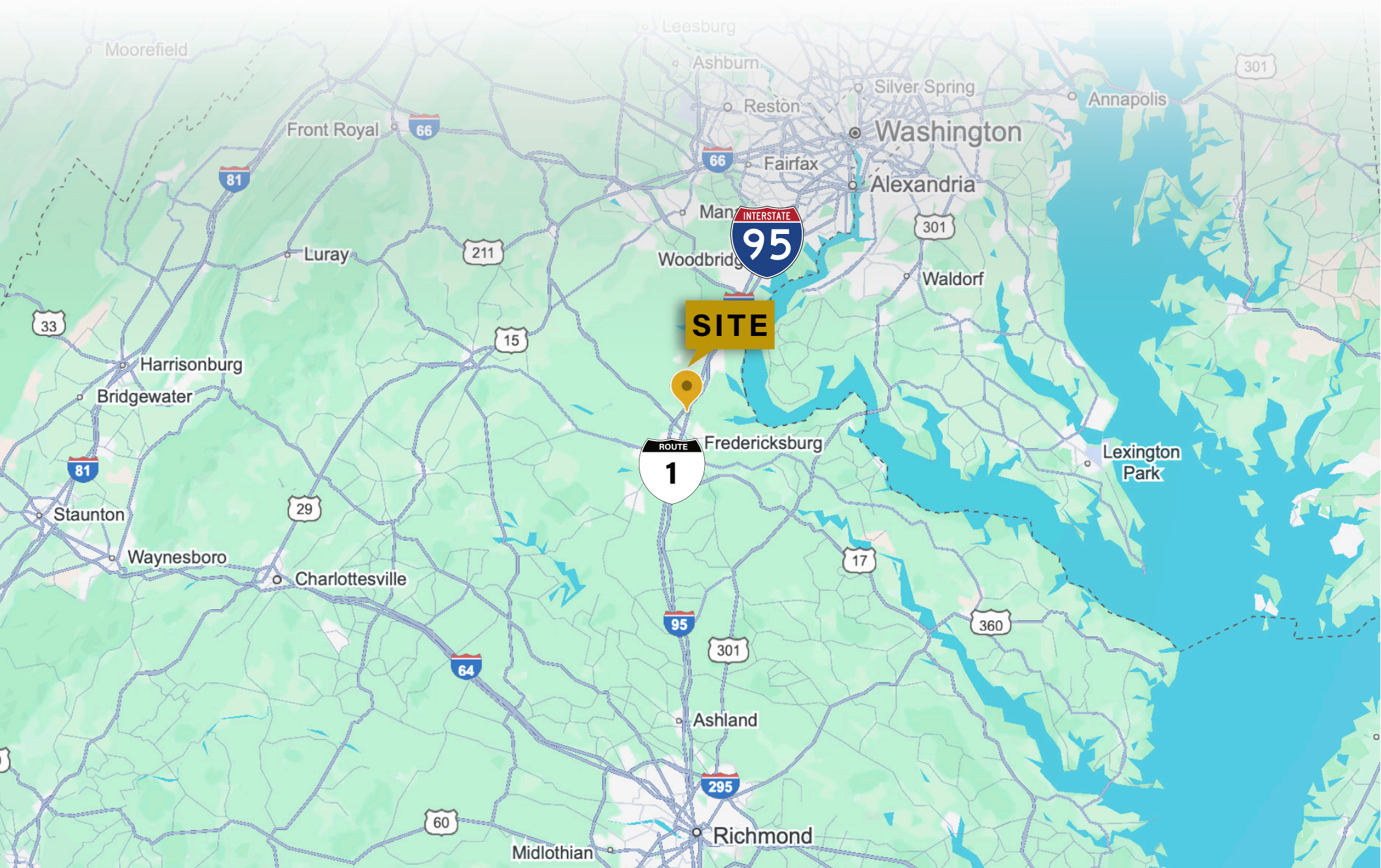
PROPERTY PHOTOS



LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	1 mile	5 mile	10 mile
Avg Household Income	\$100,280	\$106,971	\$119,386
Median Household Income	\$78,467	\$84,548	\$98,848
< \$25,000	1,927	4,672	7,574
\$25,000 - 50,000	1,664	5,749	11,274
\$50,000 - 75,000	1,945	6,573	11,108
\$75,000 - 100,000	1,893	5,400	10,874
\$100,000 - 125,000	856	4,027	9,922
\$125,000 - 150,000	647	2,583	7,836
\$150,000 - 200,000	1,653	5,347	11,837
\$200,000+	1,012	3,762	10,234

POPULATION	1 mile	5 mile	10 mile
2010 Population	26,191	87,317	186,717
2022 Population	29,592	104,405	233,305
2027 Population Projection	29,561	108,311	246,178
Annual Growth 2010-2022	1.0%	1.5%	1.9%
Annual Growth 2022-2027	0%	0.7%	1.1%
Median Age	33.4	36	37
Bachelor's Degree or Higher	40%	36%	35%
U.S. Armed Forces	133	560	2,013

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.