

Stafford Marketplace

1455 Stafford Marketplace | Stafford, VA 22556

Retail | Sublease Available | Adjacent to Planet Fitness



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Stafford Marketplace

Property Features

- **10,016 SF AVAILABLE FOR SUBLEASE ADJACENT TO PLANET FITNESS**
- Join Planet Fitness in 800,000 SF power center
- Stafford County consistently ranks in the top 29 wealthiest localities in the USA with a median household income of \$119,818, and is currently the 4th wealthiest county in Virginia (U.S. Census Bureau)
- **POPULATION GROWTH:**
Annual growth rate roughly 1.7% population (out-paces region)
139,000+ millennials = 13%
- **HIGHLY EDUCATED:**
45% of population has bachelor's degree or higher (or military equivalent)
- **HOME OWNERSHIP:**
The median listing home price in Stafford, VA is \$569.5k
Trending up 7.8% year over year



67,000 VPD
VPD - GARRISONVILLE RD..



61,825
POPULATION



\$155,572
AVERAGE INCOME



44,891
DAYTIME POPULATION

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|-----------|-----------|-----------|
| Population | 12,640 | 61,825 | 86,545 |
| No. Households | 4,258 | 19,163 | 26,718 |
| Avg. Household Income | \$117,896 | \$155,572 | \$160,798 |
| Daytime Population | 13,047 | 44,891 | 73,878 |

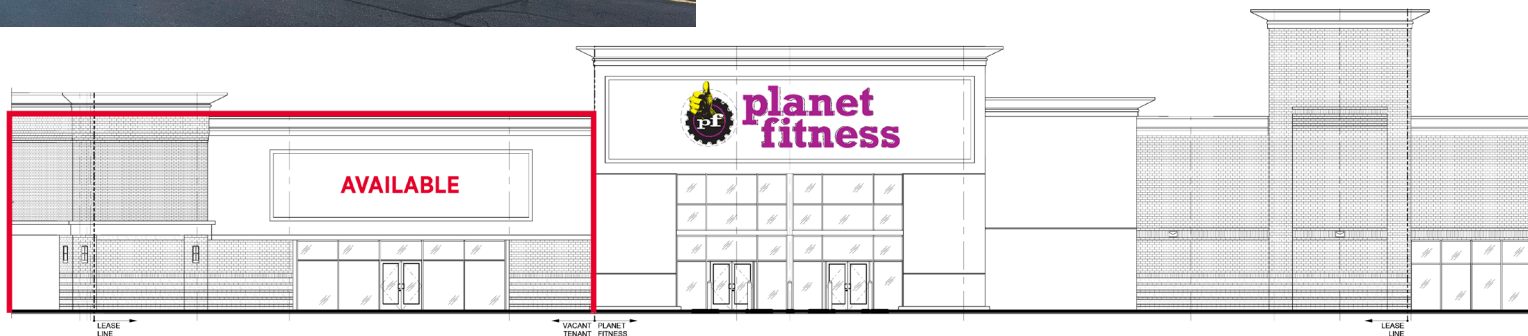
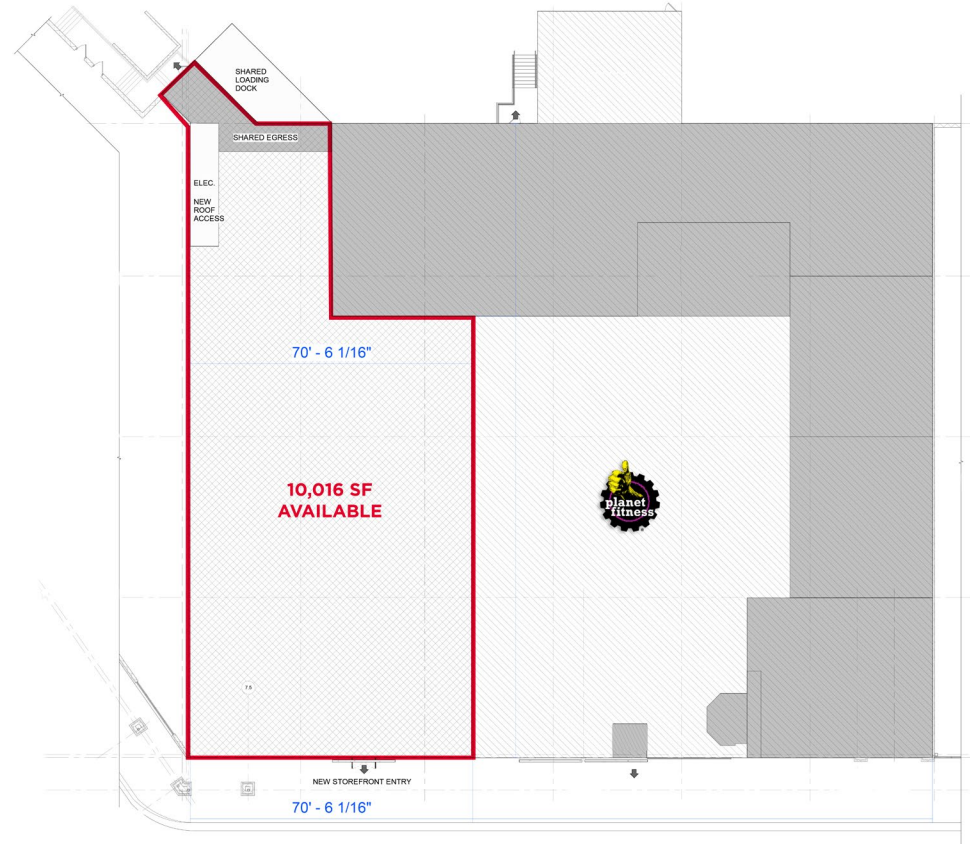
Stafford Marketplace

Stafford, VA

TENANTS & NEARBY RETAILERS



BUILDING PLAN



Stafford Marketplace

Stafford, VA



**10,016 SF AVAILABLE FOR SUBLEASE
ADJACENT TO PLANET FITNESS**

For more information, please contact:

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