

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 property in Stafford, Virginia. The property is a large, light-colored industrial building with a flat roof, situated next to a parking lot. The surrounding area is heavily wooded with green trees. A yellow callout box with the word "PREMISES" in black capital letters points to the building. To the right of the property is a multi-lane road, identified as Route 1 by a white shield-shaped sign with a black border and the number "1" in black. The road runs vertically through the right side of the image. In the bottom right corner, there is a list of property features separated by horizontal yellow lines.

PREMISES

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

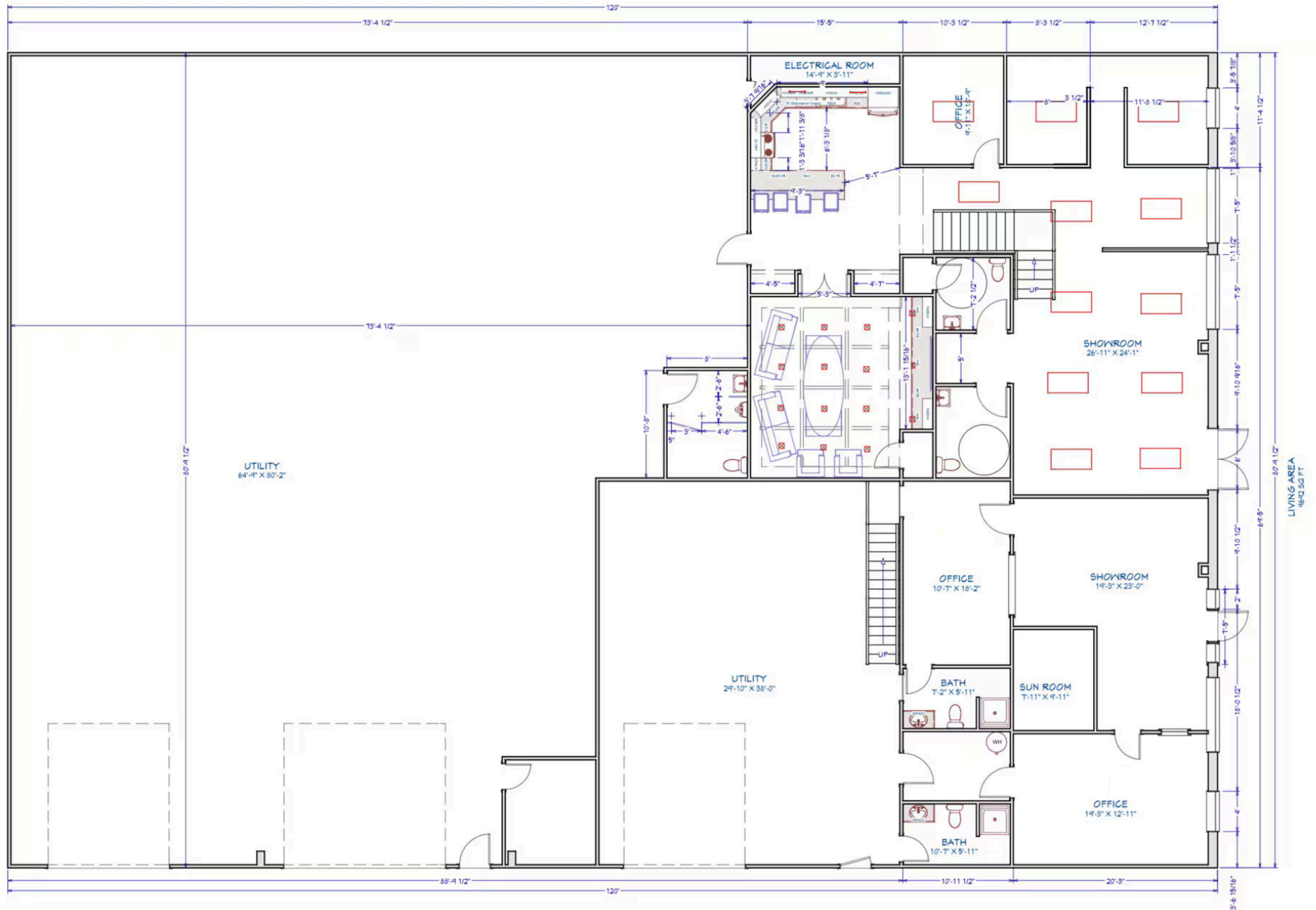
3 drive-in doors with 16' clear height for efficient access and storage

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

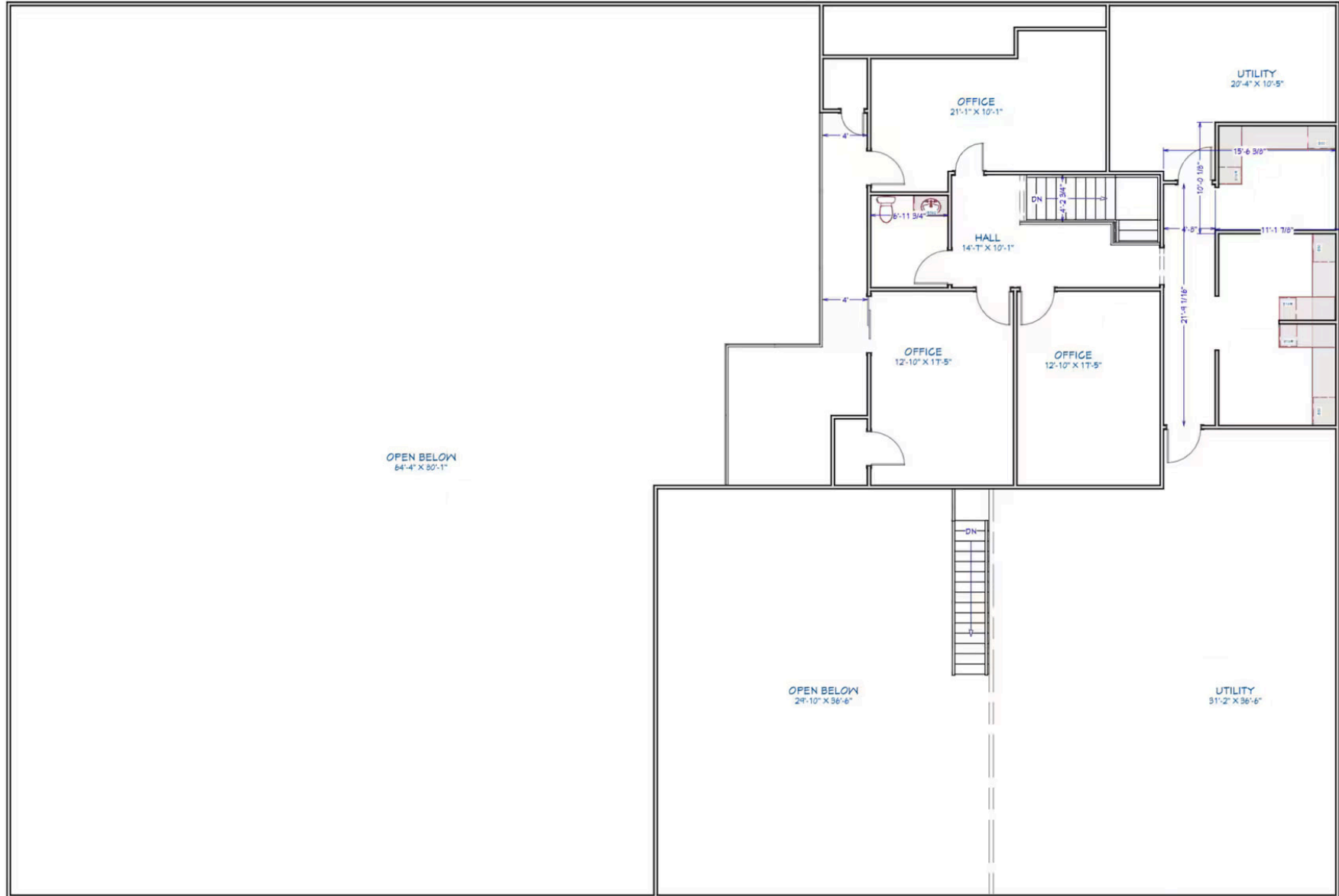
Flexible zoning (B-2) supports a wide range of commercial uses

Convenient location just off Route 1 in Stafford

FIRST FLOOR PLAN



SECOND FLOOR PLAN



LIVING AREA
3269 SQ FT

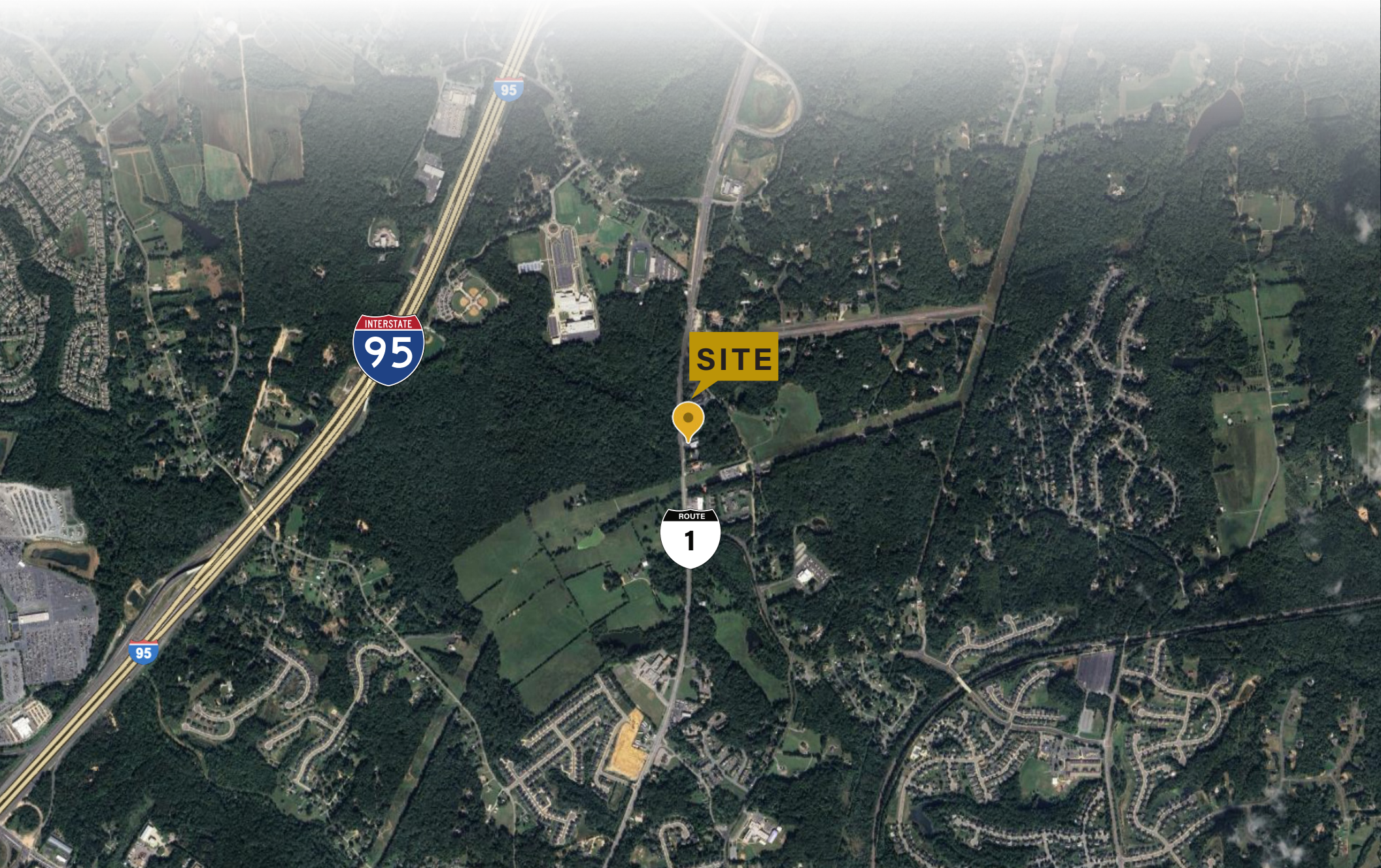
PROPERTY PHOTOS



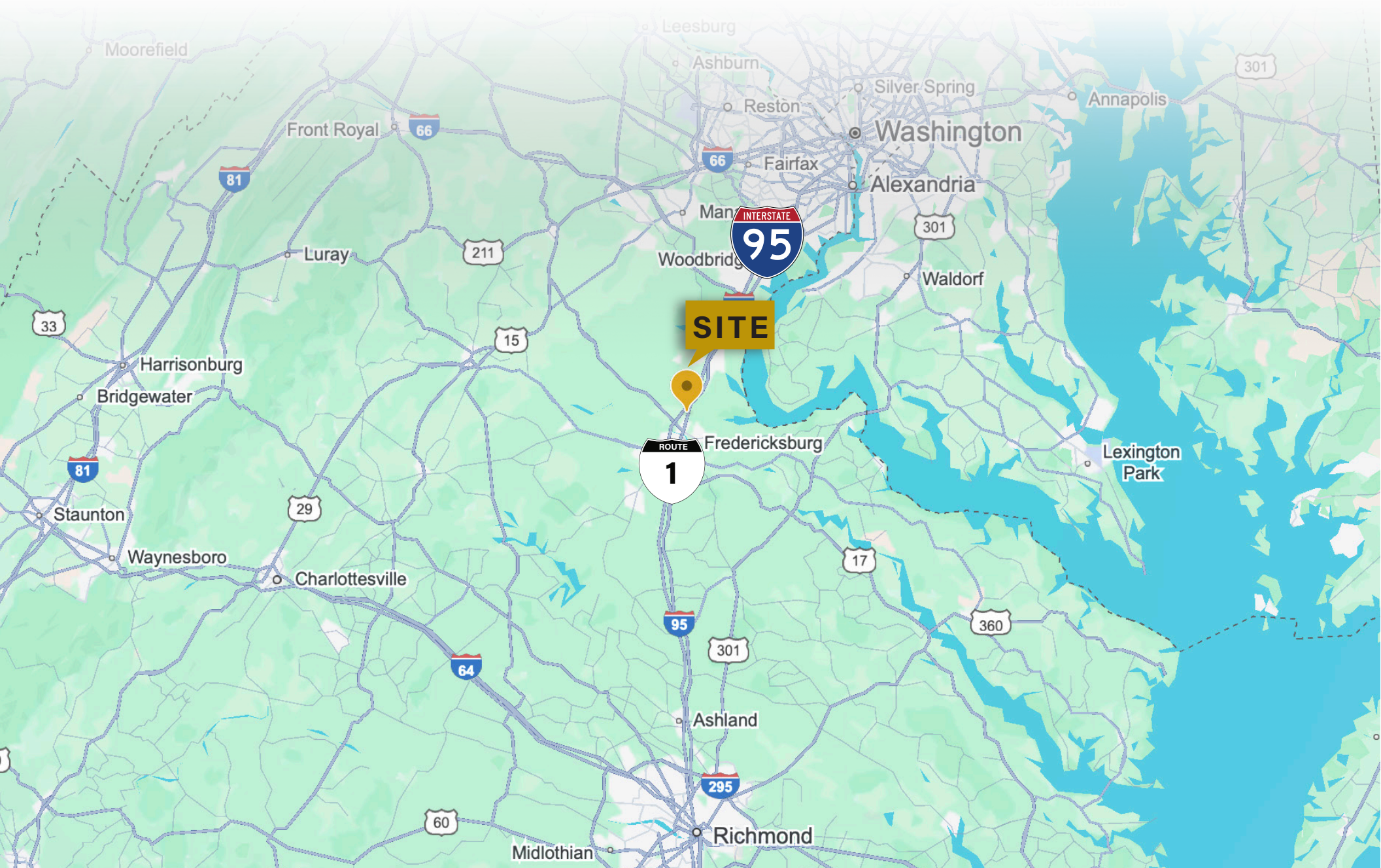
PROPERTY PHOTOS



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

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