

SALE / LEASE

SHIMCO CENTER, LOT 1
Richmond Hwy- Lot 1 Stafford, VA 22405



[CLICK TO VIEW VIDEO](#)

J.R. Burdette
239 293 4087

Ben Keddie, SIOR, CCIM
540 786 1402



COLDWELL BANKER
COMMERCIAL
ELITE

SALE / LEASE

SHIMCO CENTER, LOT 1 Richmond Hwy- Lot 1 Stafford, VA 22405



PROPERTY DESCRIPTION

3.775 usable acres of commercial land for sale or ground lease. Excellent frontage on Richmond Hwy/Route 1 and Alabaster Ln. Parcel has been cleared and graded. This parcel is zoned B-2, with many commercial uses allowed by right. Utilities to the site and ready to start your build. SWMP is off site and has been installed. The access road through the development is complete.

PROPERTY HIGHLIGHTS

- Commercial, Zoned B-2, 3.775 Usable Acres
- Utilities to the Site & Ready to Start Your Build
- Fronts on Route 1 (Richmond Hwy) and Alabaster Lane
- Storm Water Management Pond Offi Site - Already Installed

OFFERING SUMMARY

Sale Price:	Call for Pricing
Ground Lease Rate:	Negotiable
Lot Size:	3.775 Acres
Zoning:	B-2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	201	4,082	20,784
Total Population	1,258	11,904	62,374
Average HH Income	\$108,387	\$108,700	\$128,958

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AERIAL
EXHIBIT

STAFFORD
AIRPORT

1.7 Miles

SITE
34.81 ACRES

BUSINESS PARK
70+ Tenants
850,000 sq. ft.

141,000 VPD

21,000 VPD



- 1.7 Miles to I-95 (Exit 136)
- Adjacent to major industrial park with over 75 businesses
- Direct access from Route 1
- Close proximity to Stafford Regional Airport
- 3 Miles from Stafford Hospital
- 3.5 miles from Stafford Courthouse



TENANTS AT INDUSTRIAL PARK

- Ramsey Masonry Co Inc
- Railplan International Inc
- Kwiksilver of Virginia
- Jss Services LLC
- Wilmar Corporation
- SMT Electric Inc
- Range
- Fairfax Electric Plumbing & Gas
- U-Haul
- Fish Window Cleaning
- Land G Service
- Granite Plus Inc
- Fredericksburg Powder Coating LLC
- Calypso Boarding Kennels
- Twin Jugz Cycle Parts & Service
- FinishMaster
- Potomac Creek Automotive
- Enterprise Rent-A-Car
- Curbmasters & Concrete Inc
- Pro Tech
- Rand J Automotive Rebuilders
- Aquia Stafford Area Plumbing Inc
- United Sprinkler
- ServiceMaster Clean
- F W Devito Inc
- Heritage Landscape Services
- S Coniglio Inc
- Seasonal Maintenance Co
- Wilsey Roofing & Home Improvements
- Rescue Diesel
- CrossFit Shenanigans
- Eurotech Auto Service Inc
- Capitol Contractors
- Stafford Heating & Air Inc
- A To Z Carpet & Upholstery
- Cutz Teli Werks LLC
- Centerline Fabricators
- Brandonbilt Foundations Inc
- Also Van Rentals
- Dominion Recycling
- United Transmission Inc
- Jm Installations LLC
- Senpro
- Imperial Granite & Marble Inc
- Pup N Iron Canine Fitness & Learning Center
- Donnelly Properties LLC
- East Coast Strength and Power LLC
- Inspired Touch Signs and Graphics
- Shenwin-Williams
- Bc Chassis Fabrication LLC
- Quarles Fleet Fueling
- Apple Transfer
- Southeastern Freight Lines
- United Granite
- Milco Incorporated
- Williams Power Washing Cleaning Services
- Nautical Healers
- Mare Of Aquia
- Jon Properties LLC
- American Traffic Control
- Camber Corp

- D LTT Holdings
- Sylvain Analytics Inc
- Safety Seal Plastics LLC
- Tridex Associates
- Kum USA
- LMO Inc
- Estes Express Lines
- Hawkins Glass Wholesalers LLC
- FedEx Ground
- Richmond Traffic Control Inc
- Virginia Paving

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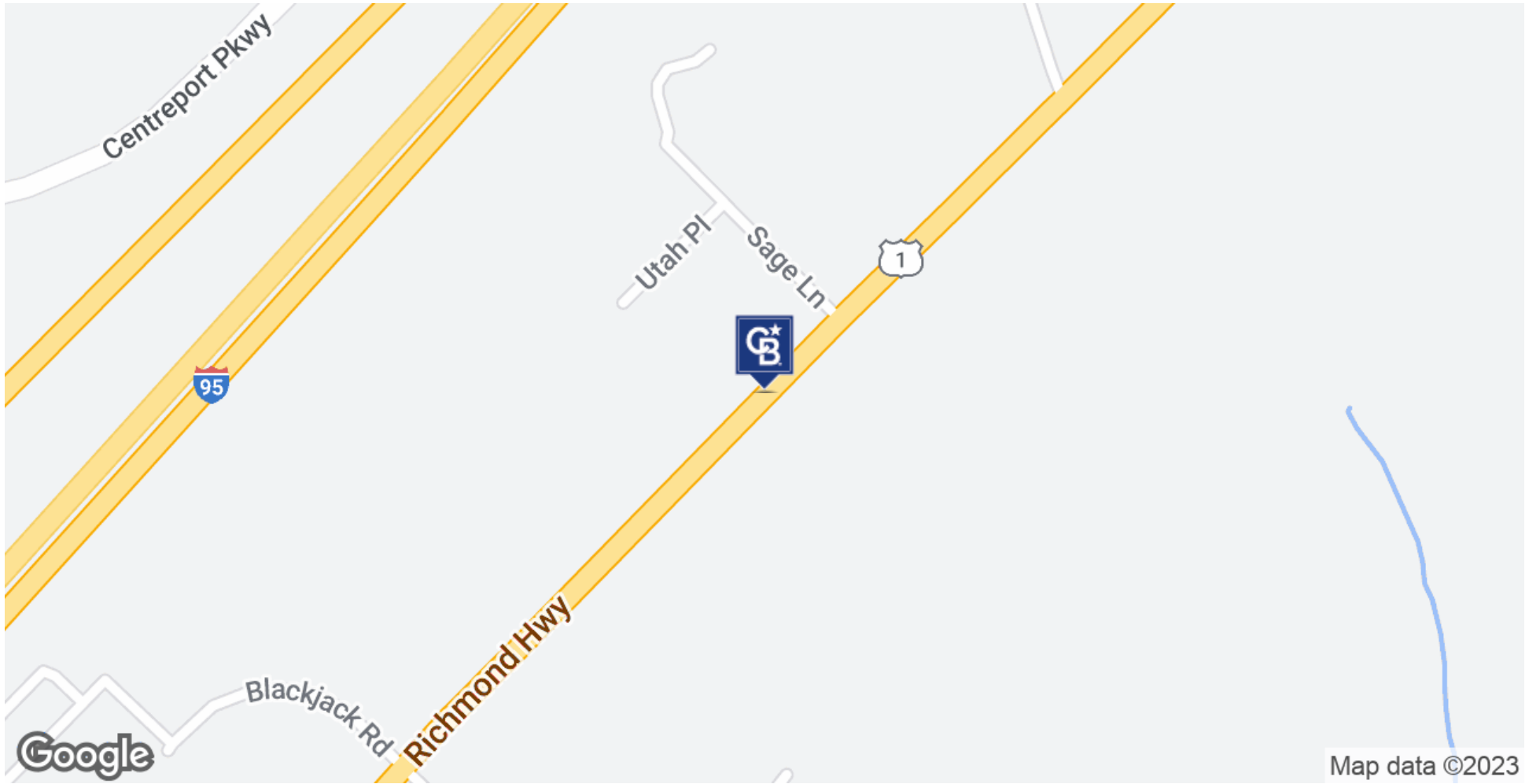
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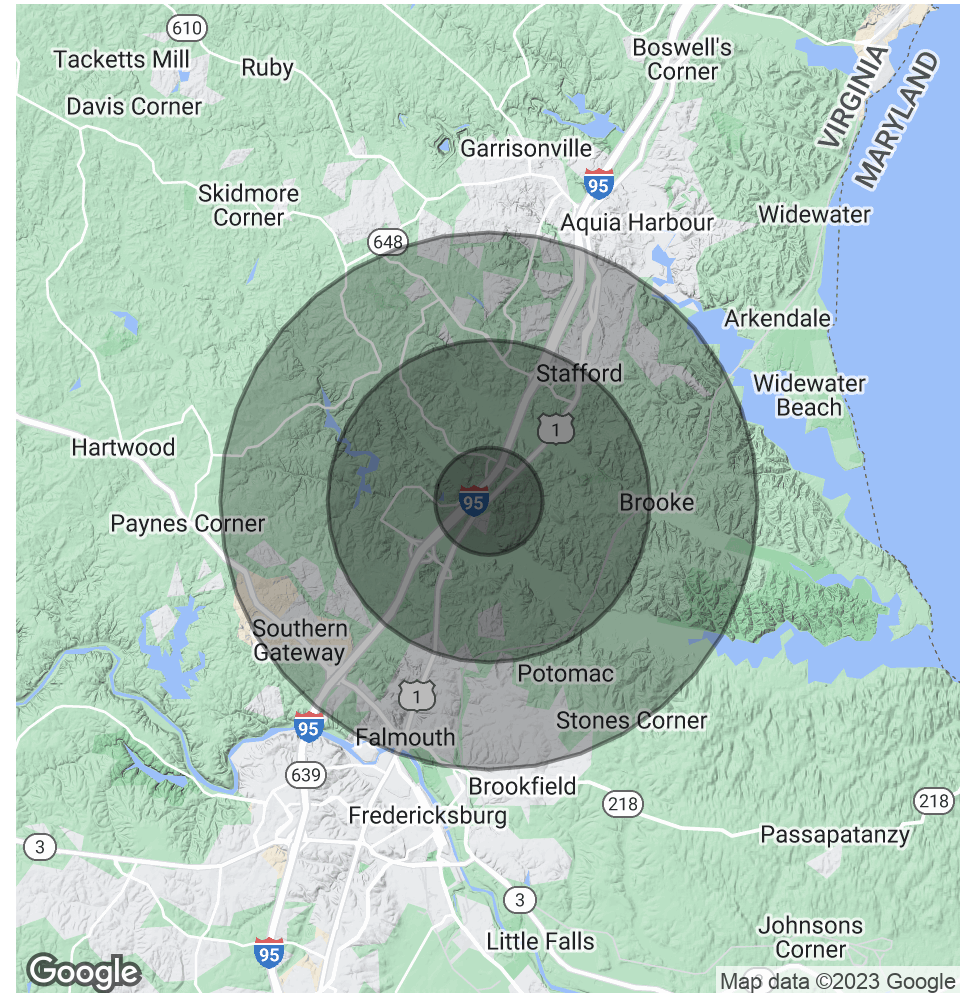
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,258	11,904	62,374
Average Age	34.1	39.9	37.1
Average Age (Male)	33.2	39.1	36
Average Age (Female)	35.7	42.1	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	201	4,082	20,784
# of Persons per HH	6.3	2.9	3
Average HH Income	\$108,387	\$108,700	\$128,958
Average House Value	\$390,097	\$361,066	\$371,568

* Demographic data derived from 2020 ACS - US Census



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