

LEASE

12 PGA DR

12 PGA Dr Stafford, VA 22554



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 12 PGA Dr, Stafford, VA, 22554. This 2,105 SF medical office suite boasts a functional layout, encompassing a spacious reception area, 4 exam rooms, private office(s), and restrooms. The turnkey condition makes it an ideal space for medical or wellness practices, while the available signage panel on the monument sign presents excellent visibility. With direct access and ample parking, this first-floor suite offers convenience for both tenants and clients. Positioned near Route 1 and I-95, this location sees high traffic of 146,000 VPD and is in close proximity to established businesses like Stafford Smile Design.

PROPERTY HIGHLIGHTS

- 1,205 SF Medical Office Suite
- Layout: Reception area, 4 exam rooms, private office(s), and restrooms
- Turnkey Condition: Ideal for medical or wellness practices
- Signage: Panel available on monument sign on PGA Drive

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	2,105 SF
Lot Size:	37,417 SF
Building Size:	8,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	18,009	26,741	57,967
Total Population	58,060	87,286	182,519
Average HH Income	\$159,491	\$164,848	\$156,642

Donny Self, CCIM
(540) 842-6202



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COMMERCIAL
ELITE

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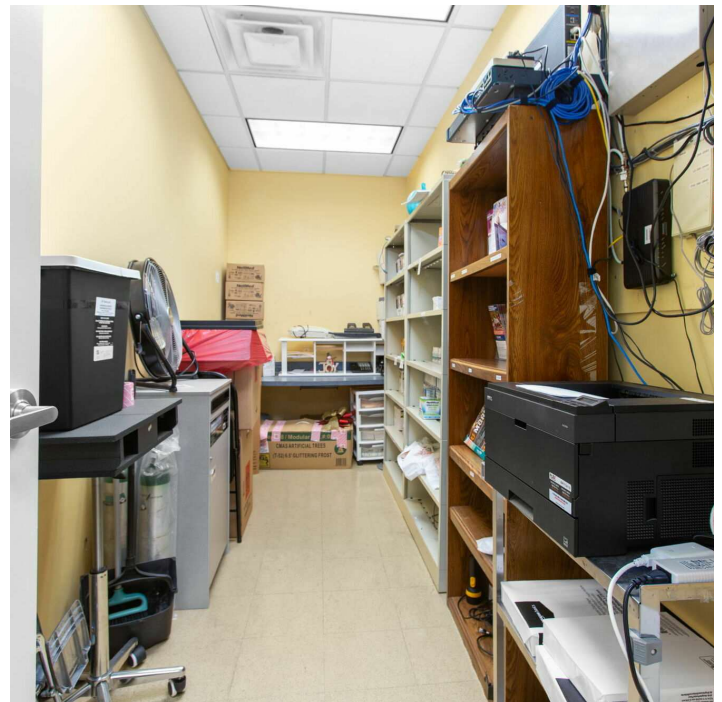
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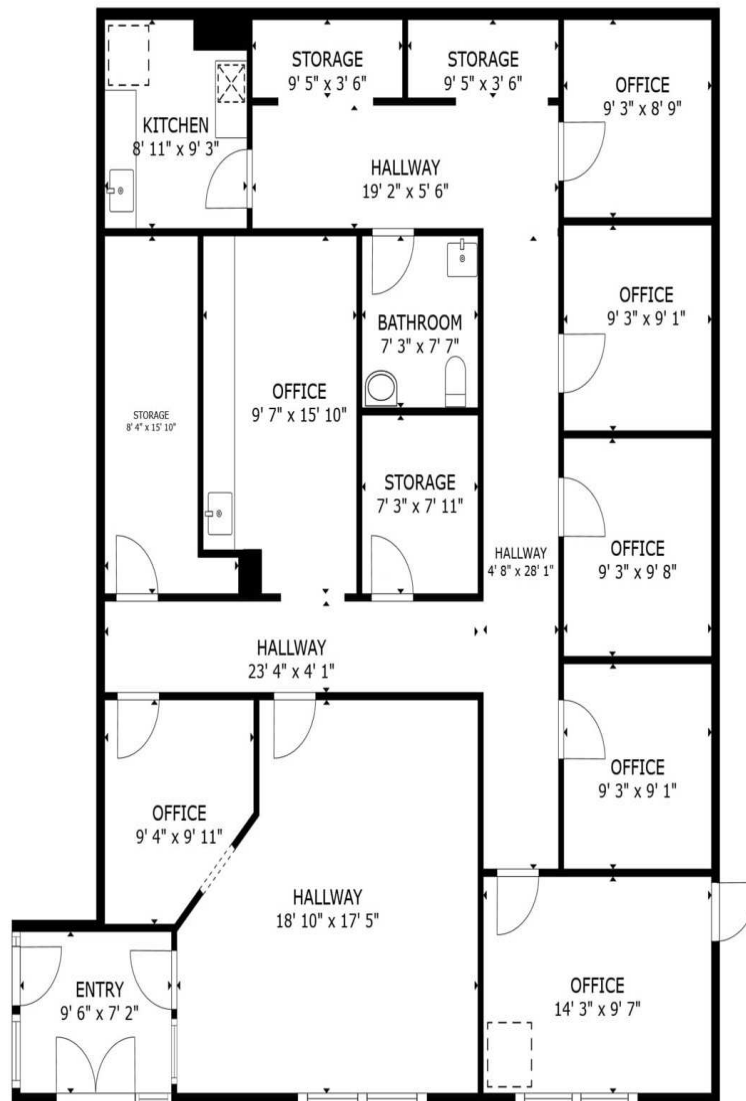
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FLOOR PLAN

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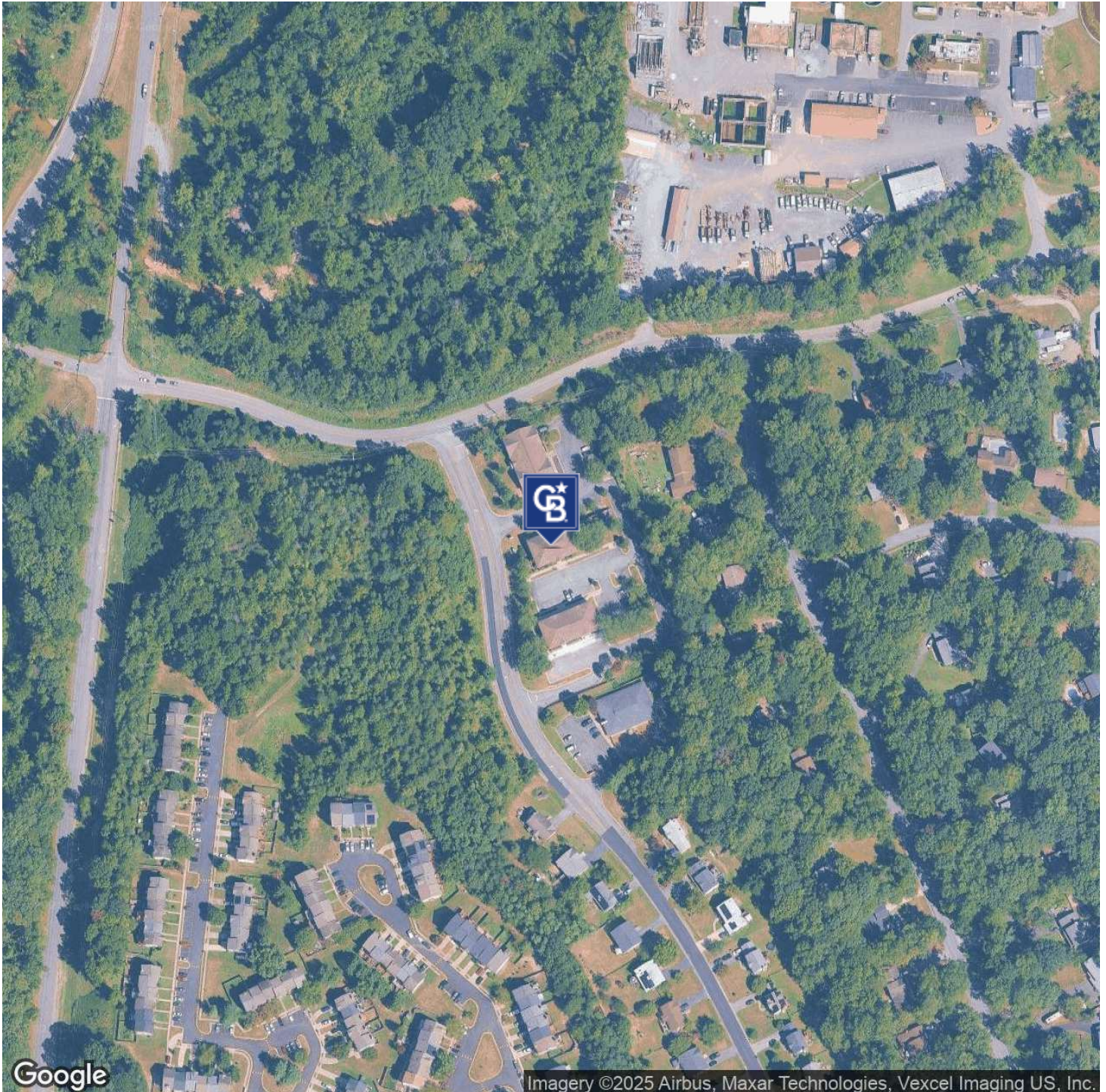


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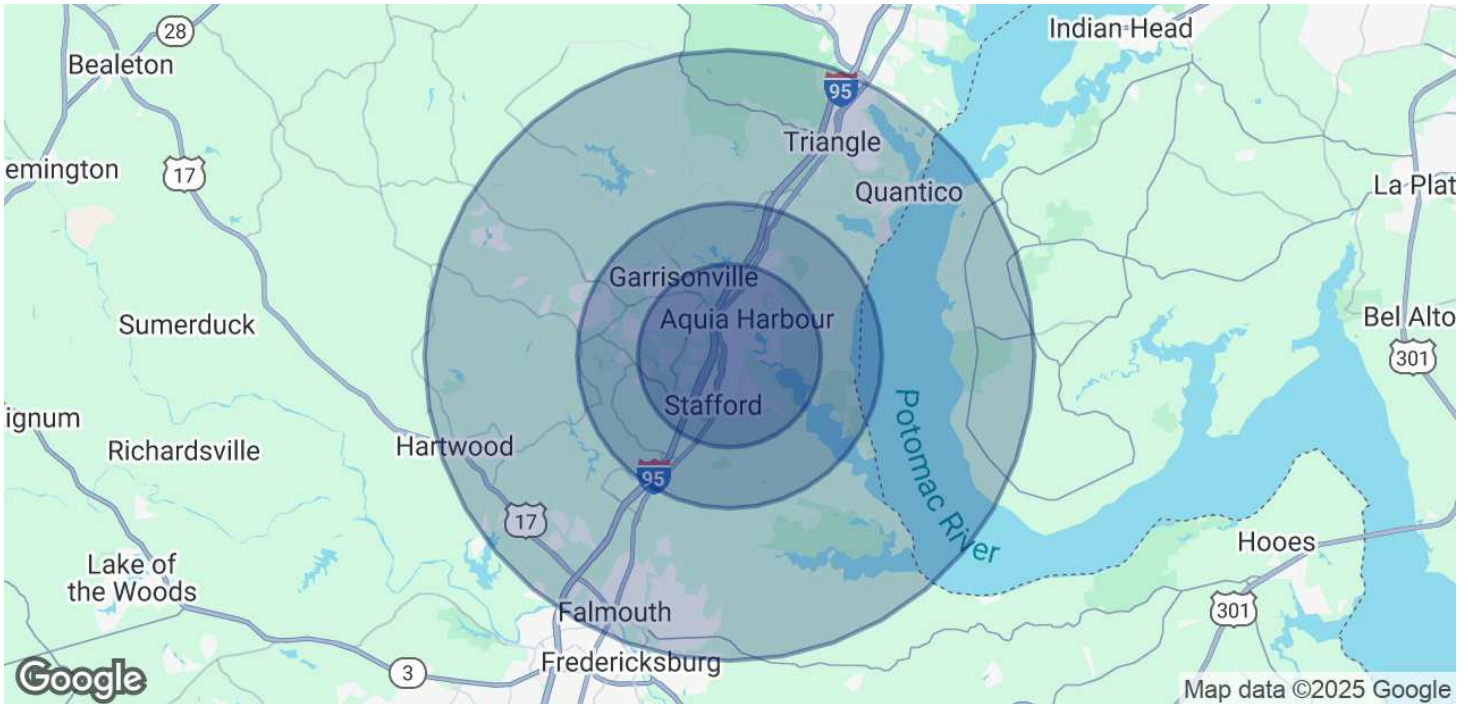


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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	58,060	87,286	182,519
Average Age	35	36	36
Average Age (Male)	34	35	36
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	18,009	26,741	57,967
# of Persons per HH	3.2	3.3	3.1
Average HH Income	\$159,491	\$164,848	\$156,642
Average House Value	\$505,935	\$518,695	\$509,640

Demographics data derived from AlphaMap

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