

KLNB

Brafferton Center

Garrisonville Rd & Brafferton Blvd, Stafford, VA 22556, Stafford County



Retail For Lease

Property Highlights:

- Anchored by strong regional fitness center, Sport & Health.
- Located off of I-95, one exit south of Quantico Marine Corps Base which has over 140,000 personnel, civilians & family members.
- Located on Garrisonville Road - one of the busiest retail corridors in Stafford County.
- Stafford County is currently the 17th wealthiest locality in the United States, and is currently the 5th wealthiest county in Virginia.
- 25 miles south of the Washington DC Beltway.
- Highly educated - 60% of the population has a bachelor's degree or higher.

Demographic Snapshot // 2016:

	1-Mile	3-Mile	5-Mile
Population	11,372	51,754	76,629
Daytime Population	4,695	11,640	19,303
Average HH Income	\$101,502	\$115,746	\$120,626

Traffic Counts // 2016:

Garrisonville Rd	72,000 (ADT)
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Join:

sport&health **ME** Message Envy

DUNKIN' DONUTS. **sweetfrog** **H&R BLOCK**
31 Baskin Robbins

T-Mobile **5STAR** **AVIS**

Dog Krazy **America's Best WINGS**

For More Information
Please Contact:

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KLNBretail
Commercial Real Estate Services

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Demographics // 2016 :

	1-Mile	3-Mile	5-Mile
Population	11,372	51,754	76,629
Daytime Population	4,695	11,640	19,303
Households	3,827	16,140	23,510
Average HH Income	\$101,502	\$115,746	\$120,626
Median HH Income	\$86,608	\$100,581	\$104,030
Median Age	31	32	33

[Click to download full demographic report](#)

[Click to view Google Street View](#)

Location & Demographics

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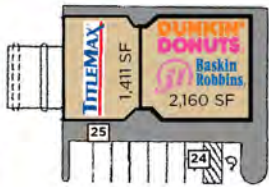
BRAFFERTON BLVD



437-TOTAL PARKING SPACES

AVAILABLE SPACE			
SPACE	RATE	CONDITION	TIMING
1,545 SF	"MARKET" NNN	BUILT OUT RESTAURANT	30 DAYS
2,000 SF	"MARKET" NNN	VANILLA SHELL	IMMEDIATELY
3,200 SF	"MARKET" NNN	VANILLA SHELL	APRIL 1, 2017

*EST. NNN: \$4.25 PSF



PYLON

GARRISONVILLE ROAD (RT. 610)
72,000 (2016 ADT)



CURRENTLY OCCUPIED BY:
PATE'S cafe & dell

Site Plan

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Aquia

Stafford

Stafford
Stafford County | Virginia

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- Google Earth Pro -
Fall 2012 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

Market Aerial

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Photos

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Click here to visit
property website

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