

BRAFFERTON CENTER

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



JOIN: **Onelife** **DUNKIN' DONUTS**
FITNESS **baskinBROBBINS**

ME **Message Envy** **sweetfrog** **H&R BLOCK**

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

Dog Krazy **America's Best WINGS** **SMOOTHIE KING**

- Anchored by strong regional fitness center, Onelife Fitness.
- Located off I-95, one exit south of Quantico Marine Corps Base which has over 140,000 personnel, civilians & family members.
- Located on Garrisonville Road - the busiest retail corridor 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 D.C. Beltway.
- Highly educated - 60% of the population has a bachelor's degree or higher.

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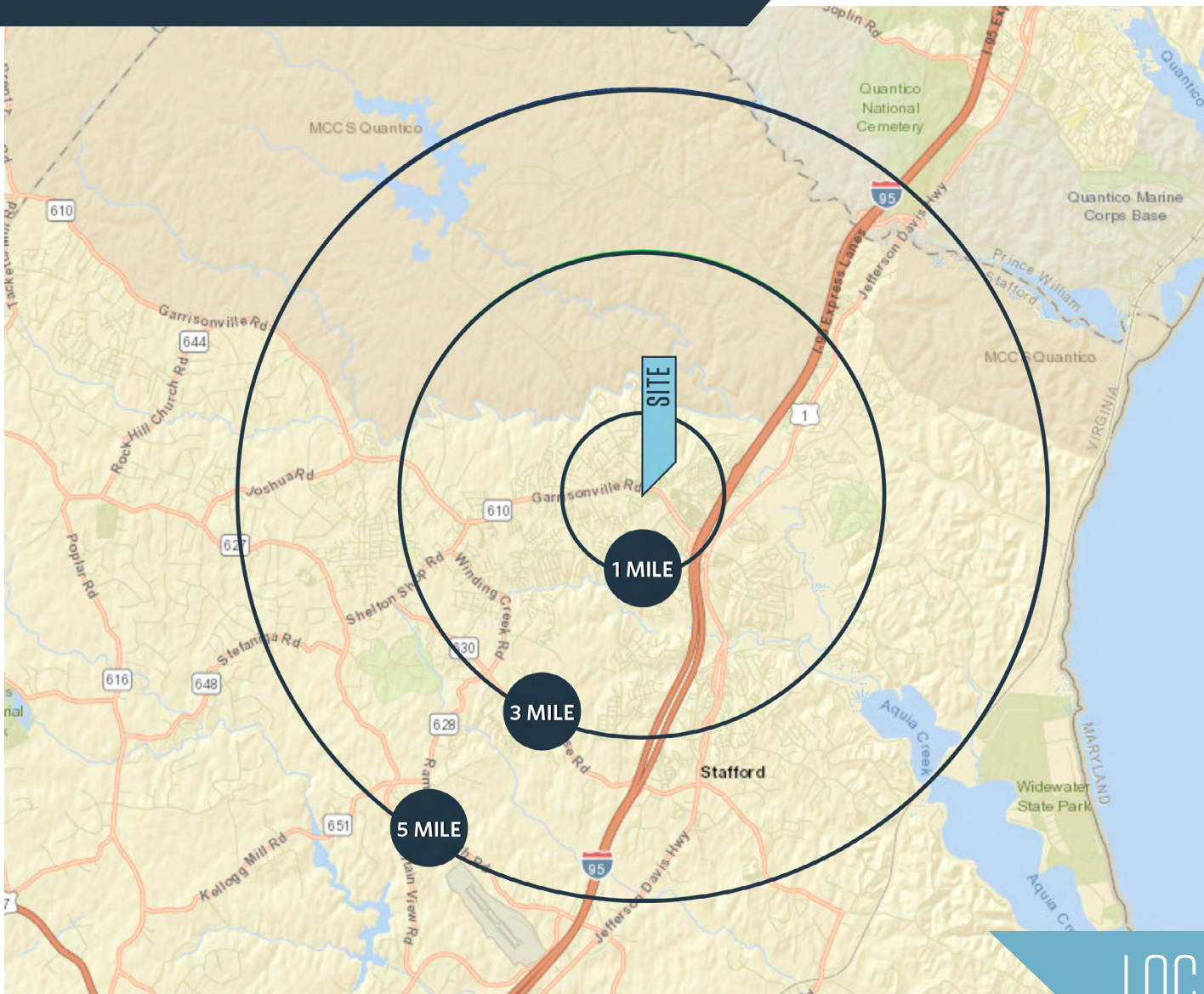
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DEMOGRAPHICS | 2019:

1-MILE	3-MILE	5-MILE
Population		
1,046	9,692	27,551
Daytime Population		
46	725	3,671
Households		
332	2,944	7,892
Average HH Income		
\$146,956	\$152,722	\$154,723
Median Age		
40.6	38.2	35.3

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Garrisonville Road 78,000 ADT

LOCATION & DEMOGRAPHICS

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AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
2,000 SF	"MARKET NNN"	VANILLA SHELL	IMMEDIATE
3,200 SF	"MARKET NNN"	BUILT-OUT FITNESS STUDIO	IMMEDIATE

*EST. NNN: \$6.33 PSF



SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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