

LEASE

50 NORTH STAFFORD COMPLEX CENTER

50 North Stafford Complex Center Stafford, VA 22556



PROPERTY DESCRIPTION

2000 sf End cap on 14,000 sf retail center that shadows Wal-Mart Neighborhood Market. Currently a mortgage office and can be used for a variety of uses.

PROPERTY HIGHLIGHTS

- Zoned B2
- Neighbors Wal-Mart Grocery Center
- Co-Tenants include ABC Store, Benjamin Moore, Coffeehouse, and Rico's Pizza
- 2000 sf

OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	2,000 SF
Lot Size:	2.05 Acres
Building Size:	14,080 SF
Zoning:	B2
APN:	19 31F

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,622	8,864	18,349
Total Population	5,504	30,286	60,108
Average HH Income	\$113,995	\$113,688	\$108,511

Brian Cunningham, CCIM
540 429 3414



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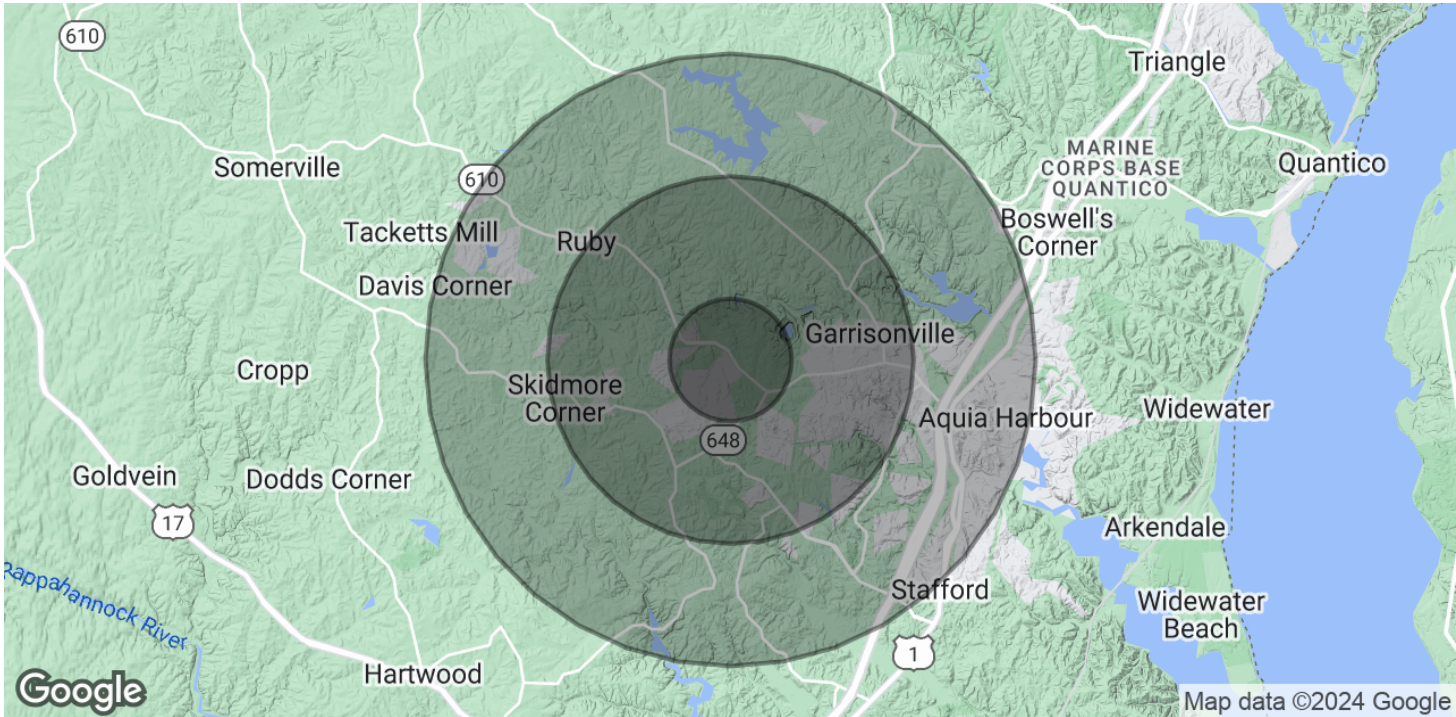


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,504	30,286	60,108
Average Age	33.6	33.6	32.5
Average Age (Male)	34.4	32.9	31.7
Average Age (Female)	33.9	34.7	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,622	8,864	18,349
# of Persons per HH	3.4	3.4	3.3
Average HH Income	\$113,995	\$113,688	\$108,511
Average House Value	\$336,411	\$352,408	\$346,328

* Demographic data derived from 2020 ACS - US Census

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