

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

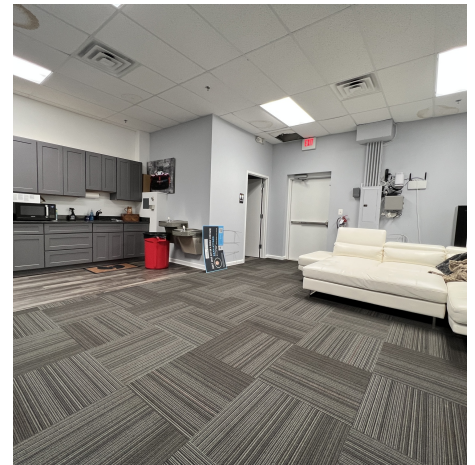


**COLDWELL BANKER
COMMERCIAL
ELITE**

LEASE

50 NORTH STAFFORD COMPLEX CENTER

50 North Stafford Complex Center Stafford, VA 22556



Brian Cunningham, CCIM
540 429 3414



**COLDWELL BANKER
COMMERCIAL
ELITE**

LEASE

50 NORTH STAFFORD COMPLEX CENTER

50 North Stafford Complex Center Stafford, VA 22556



Brian Cunningham, CCIM
540 429 3414

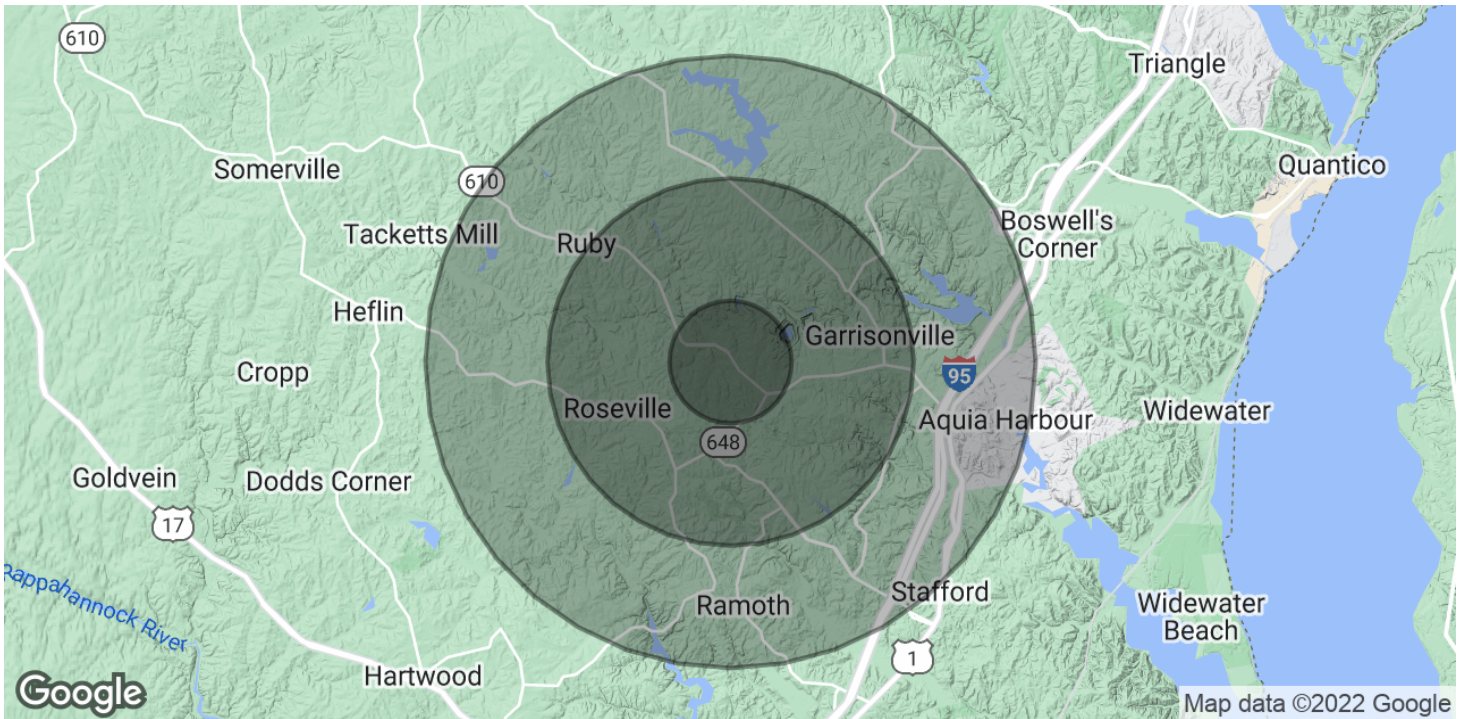


COLDWELL BANKER
COMMERCIAL
ELITE

LEASE

50 NORTH STAFFORD COMPLEX CENTER

50 North Stafford Complex Center Stafford, VA 22556



| 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

Brian Cunningham, CCIM
540 429 3414



COLDWELL BANKER
COMMERCIAL
ELITE