



OFFICE FOR LEASE

BRAFFERTON SQUARE

300-306 GARRISONVILLE RD
STAFFORD | VA



CUSHMAN & WAKEFIELD

THALHIMER

BRAFFERTON SQUARE

STAFFORD, VA

PROPERTY FEATURES

Available SF: Building 300 – Suite 301: 575 SF

Rental Rate: \$21.00 PSF + Utilities

Timing: April 1, 2025

Located on Stafford County's Busiest Corridor

- Nicely built-out office park with plenty of parking near Doc Stone Commons in Stafford
- Convenient to interstate 95; exit 143
- Convenient to shopping and restaurants
- No NNN to pay, just rent and utilities
- Best demographics in the area; high incomes and significant economic growth



Building 300



Building 306

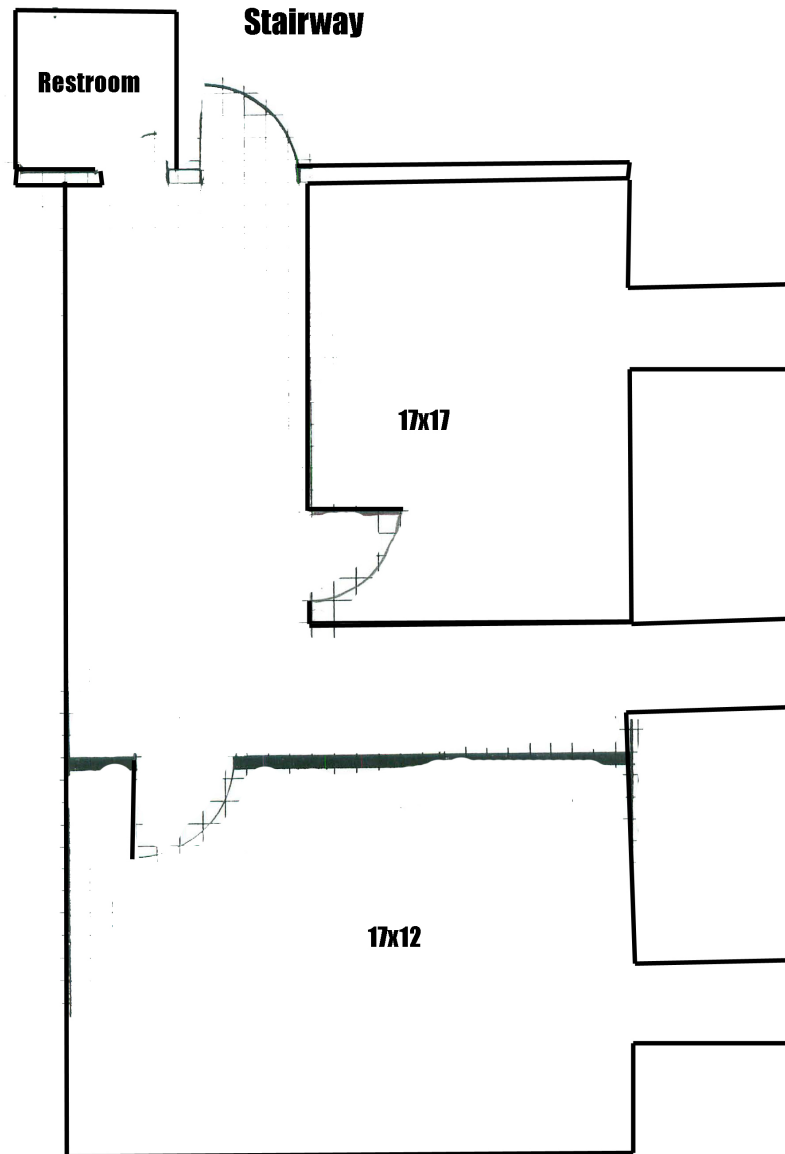


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,463	57,906	88,378
Households	4,148	17,944	27,199
Avg. HH Income	\$120,904	\$167,484	\$172,296
Daytime Population	13,830	45,828	79,662

BRAFFERTON SQUARE
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Suite 301





FOR MORE INFORMATION, CONTACT:

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