

NORTH STAFFORD PLAZA

263 GARRISONVILLE ROAD | STAFFORD, VA



THALHIMER

FOR LEASE / RETAIL



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PROPERTY FEATURES

- Prominent retail location along Garrisonville Road in the heart of Stafford County, just minutes from I-95
- 78,000 VPD on Garrisonville Road
- Ideal location for retail space in one of the fastest growing regions in the country
- Features include a dedicated turn lane, pylon signage, and a signalized intersection
- Additional large contiguous space available- contact broker for details

SPECIFICATIONS

Total Size:	64,564 SF
Available SF:	1,600 SF
Lease Rate:	\$32.00 PSF NNN (\$3.27)
Timing:	Available Immediately

NORTH STAFFORD PLAZA



CUSHMAN &
WAKEFIELD

THALHIMER

263 GARRISONVILLE ROAD | STAFFORD, VA 22554

NEARBY TENANTS & RETAILERS

Walmart



BED BATH &
BEYOND

PartyCity



HomeGoods



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN
HOUSEHOLD INCOME



DAYTIME
POPULATION

1 Mile

12,619

\$115,164

12,884

3 Miles

62,167

\$158,902

45,395

5 Miles

86,207

\$161,919

73,023



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SITE PLAN



UNIT	TENANT	SF
1A	The Icing	1,600 SF
1B	Olde VA Gourmet	1,600 SF
2	Bang! Music	1,600 SF
3	Select Tobacco	1,600 SF
4	DMV Salon	1,600 SF
5-8	Kobe Steakhouse	4,800 SF
9-11	Jin's Garden	3,000 SF
12	Mathnasium	1,470 SF
13	Stafford Barber	1,600 SF
14	Available	1,600 SF
15	Taste of Jamaica	1,600 SF
16-17	Dance & Gym Expressions	3,200 SF
18	Cali Nails	1,600 SF
19	Dollar General	10,998 SF
20	Harbor Freight	14,077 SF
21	Aldi Supermarket	20,000 SF
22	Navy Federal ATM	
23	Alliance Physical Therapy	2,400 SF
24	Mission BBQ	3,200 SF

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