

FOR LEASE
3,200 SF



BELLEVIEW CENTER

2712 RICHMOND HIGHWAY (US ROUTE 1) | STAFFORD, VIRGINIA



THALHIMER

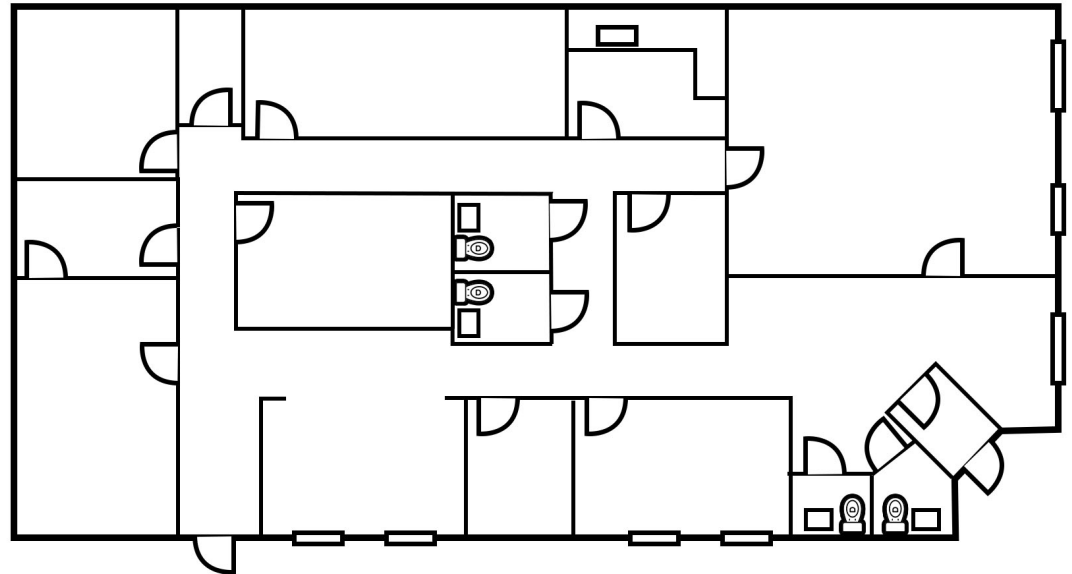
PROPERTY HIGHLIGHTS

Property Features

- Available SF: 3,200 SF available May 1, 2026
- Asking Rent: \$18.00/SF, NNN
- Large, well lit parking lot with several handicap spaces
- Ideal for medical, office or service business
- Fantastic Route 1 location just south of the Aquia / Garrisonville I-95 exit 143
- Exceptional visibility from Route 1/ Richmond Highway
- Signage available on the building and sign pylon
- 50,000 VPD at Route 1 and Garrisonville Road

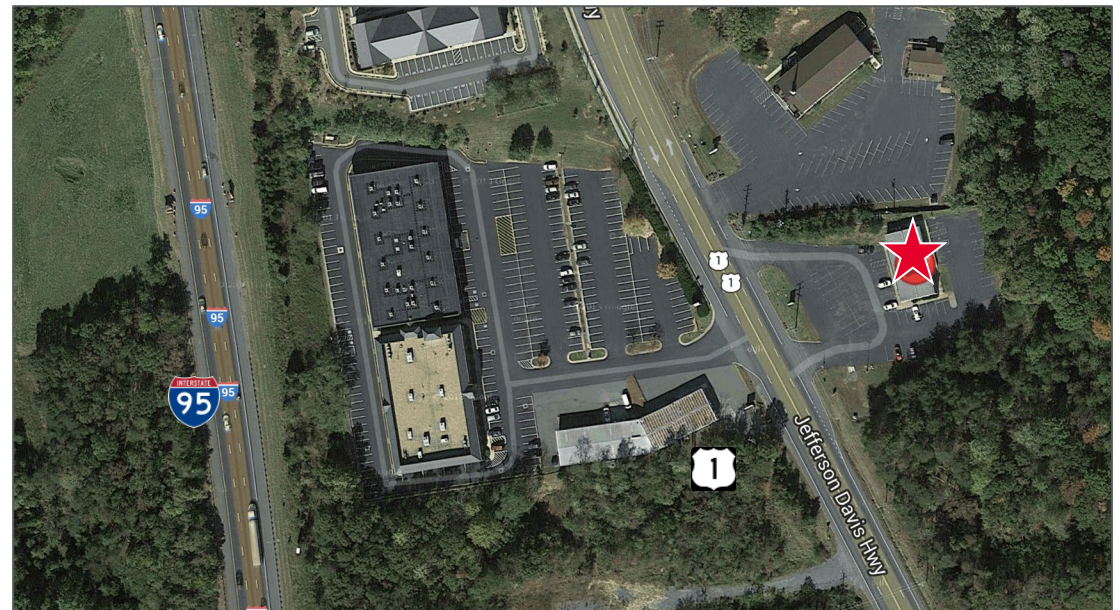
Lower Level: 3,200 SF

*Divisible to 1,600 SF



Demographics

	2 Mile	5 Miles	10 Miles
Population	39,767	88,274	179,177
Households	12,661	27,321	57,613
Avg. HH Income	\$167,422	\$172,603	\$165,925
Daytime Employment	8,706	21,384	45,289





CONTACT INFORMATION

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**CUSHMAN &
WAKEFIELD**

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