



Property Features

- Multi-tenant office building available on Stafford's busiest corridor
- 88% leased; 2,400 sf space vacant
- Convenient to I-95, shopping and restaurants
- Dense residential area with strong economic growth
- 72,000 VPD on Garrisonville Rd. at Onville Rd.
- Perfectly suited for an owner-purchaser to locate their business and have flexibility to expand and contract with tenants leasing remaining space

Specifications

Building Size	20,485 SF
Timing	Available Immediately
Asking Price	\$4,097,000 / \$ 200.00 PSF
Year Built	2000

Demographics

	1 Mile	3 Miles	5 Miles
Population	10,591	55,231	85,900
No. of Households	3,516	17,046	26,474
Avg. HH Income	\$119,729	\$147,783	\$154,985
Daytime Population	11,339	44,138	74,389

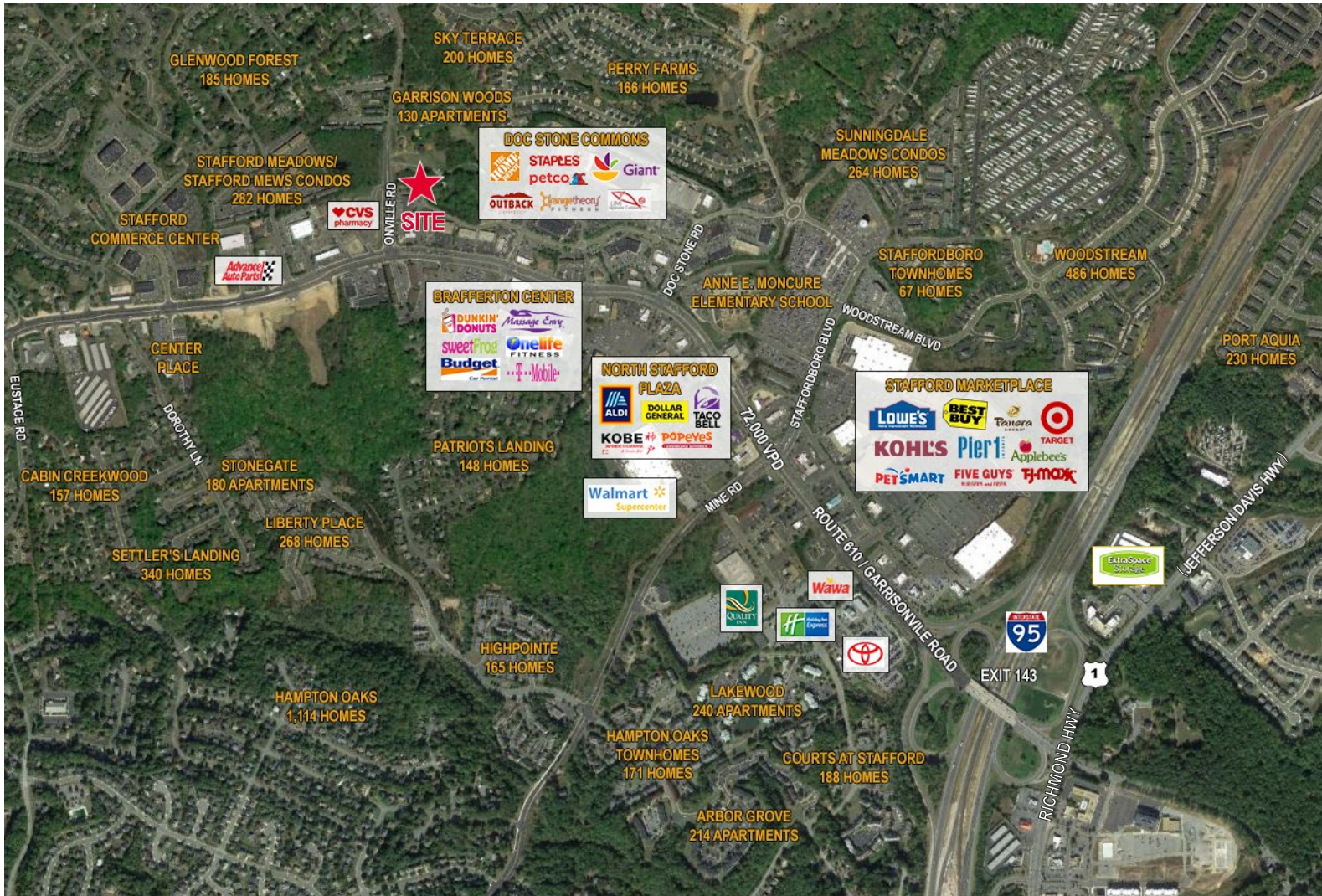
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FOR SALE
Doc Stone Professional Building
24 Onville Road
Stafford, VA



Traffic Counts

Garrisonville Rd at Onville Rd	72,000 VPD
Onville Rd at Worth Ave	9,400 VPD

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