

Doc Stone Professional Building

24 Onville Road
Stafford, VA 22556



OFFICE FOR SALE

BUILDING DESCRIPTION

- Multi-tenant office building available on Stafford's busiest corridor
- 80% Leased; 4,200 SF vacant space
- Convenient to I-95, shopping, and restaurants
- Dense residential area with strong economic growth
- 72,000 VPD on Garrisonville Road at Onville Road
- Perfectly suited for an owner-purchaser to locate their business and have flexibility to expand and contract with tenants leasing remaining space

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Population	10,799	87,468	173,773
No. of Households	3,606	27,092	55,386
Average Household Income	\$121,652	\$163,100	\$151,462
Daytime Population	12,313	73,907	143,065

PROPERTY SPECIFICATIONS

TOTAL SIZE:

20,485 SF

SITE AREA:

0.49 AC

ASKING PRICE:

\$4,097,000 (\$200.00 PSF)

ZONING:

B2 Urban Commercial

PROPERTY TYPE:

Class B Office Building

YEAR BUILT:

2000

PARKING:

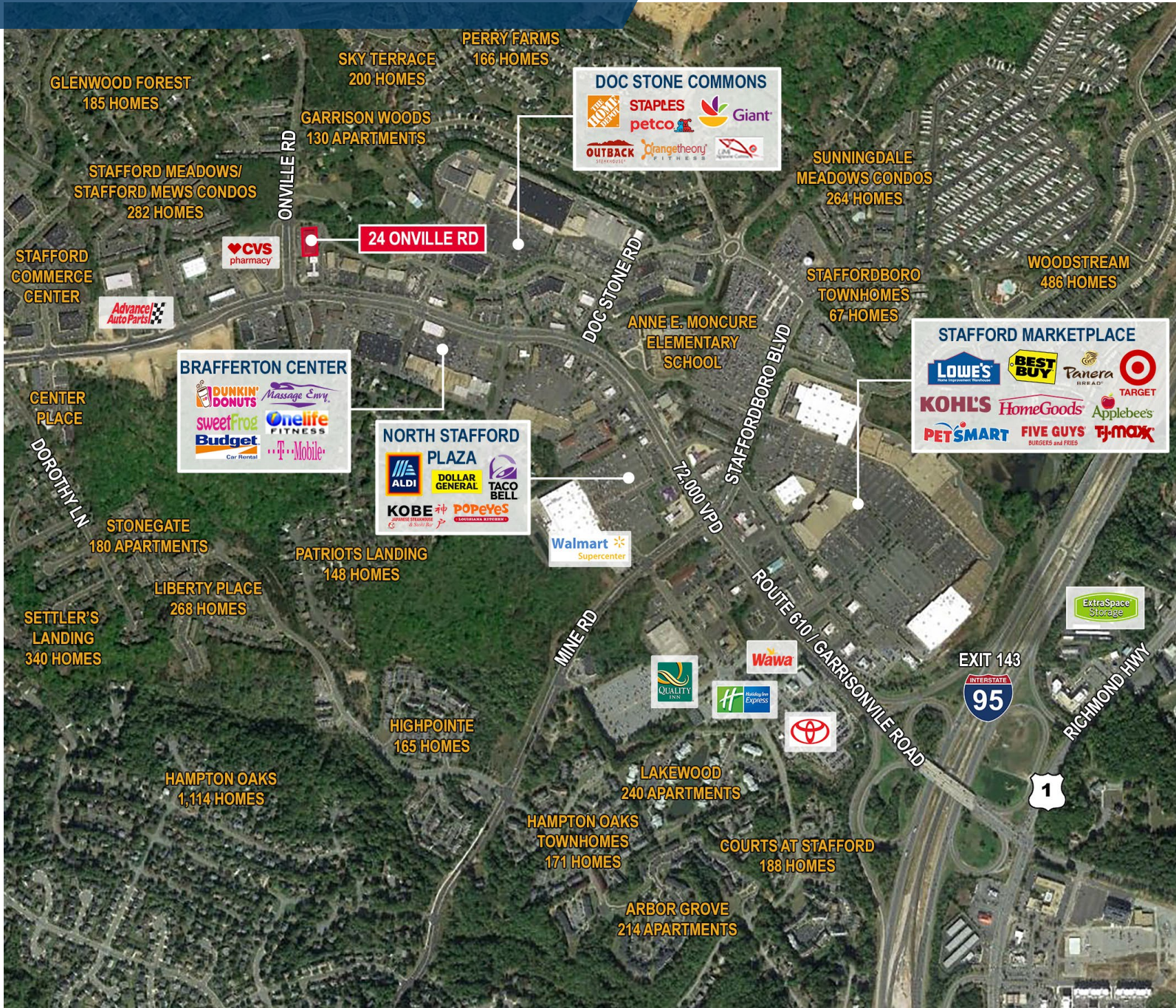
67 Parking Spaces (3.19 / 1,000

TIMING:

Available Immediately

Doc Stone Professional Building

24 Onville Road
Stafford, VA 22556



BERKLEY MITCHELL

Vice President
540 322 4144
berkley.mitchell@thalhimer.com

WILSON GREENLAW, CCIM, SIOR

Vice President
540 322 4156
wilson.greenlaw@thalhimer.com

1125 Emancipation Hwy.
Suite 350
Fredericksburg, VA 22401
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer ©2023. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.