

# Doc Stone Professional Building

24 Onville Road  
Stafford, VA 22556



CUSHMAN &  
WAKEFIELD

THALHIMER



**OFFICE FOR LEASE**

## BUILDING DESCRIPTION

- Office condo available on Stafford's busiest corridor
- Suite 101 C & D is 4,200 SF and has eight offices and two conference rooms
- Convenient to I-95, shopping, and restaurants
- Dense residential area with strong economic growth
- 72,000 VPD on Garrisonville Road at Onville Road

| 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   |

### BERKLEY MITCHELL

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### WILSON GREENLAW, CCIM, SIOR

Vice President  
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## PROPERTY SPECIFICATIONS

### AVAILABLE SPACE:

Suite 101 C & D  
4,200 SF

### LEASE RATE:

\$16.00 PSF NNN (\$3.00)

### PROPERTY TYPE:

Class B Office Building

### ZONING:

B2 Urban Commercial

### YEAR BUILT:

2000

### PARKING:

67 Parking Spaces ( 3.19 / 1,000

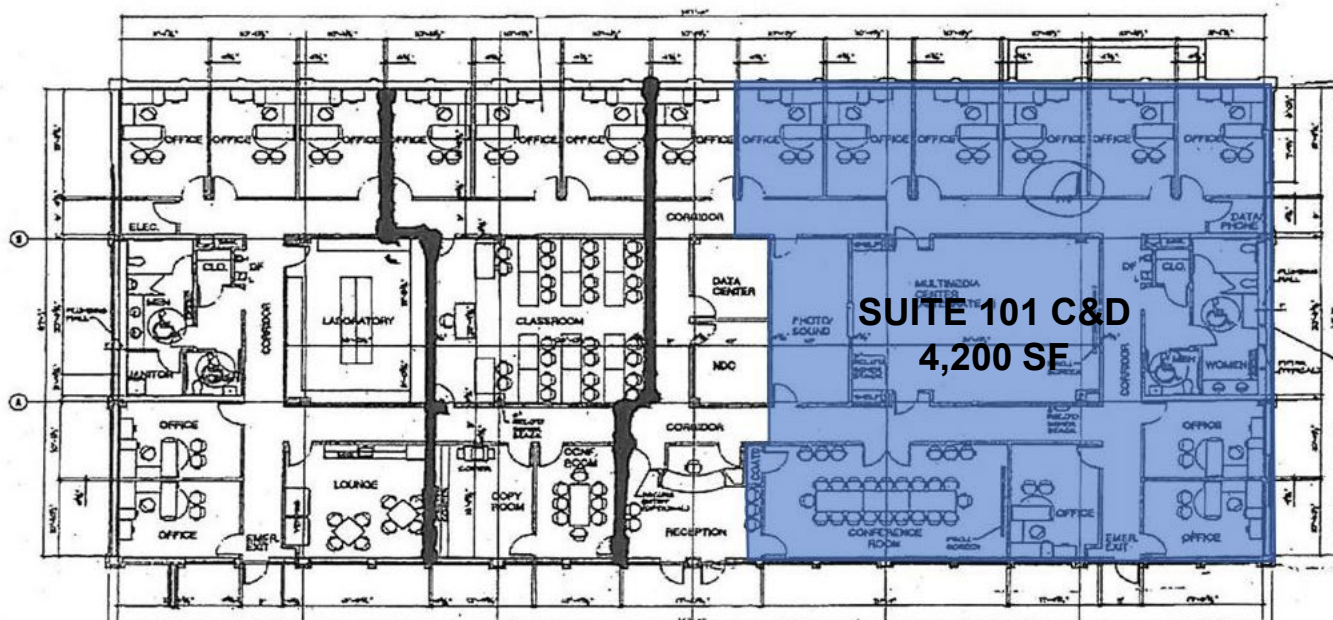
### TIMING:

Available Immediately



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