

Doc Stone Commons

308 Worth Avenue | Stafford, VA 22556 | For Lease



Property Features

- 2,837 SF Retail suite available
- Former restaurant space
- Located on Garrisonville Road in North Stafford; one mile west of I-95, exit 143B
- Trade area averages 46,000 + ADT and caters to Quantico Military Base and FBI headquarters
- Localities boast some of the highest residential growth in the area

SPECIFICATIONS

Available SF:	2,837 SF
Lease Rate:	\$25.00 PSF NNN
NNN Fees:	\$4.20
Parking:	6.00 / 1,000 SF
Timing:	Available Immediately

NEARBY TENANT & RETAILERS



TRAFFIC COUNTS



78,000 VPD
Garrisonville Road



5,900 VPD
Doc Stone Road

SITE PLAN



AERIAL



DEMOGRAPHICS



Population



Daytime Population



Average H.H. Income

	Population	Daytime Population	Average H.H. Income
1 Miles	12,595	12,870	\$113,559
2 Miles	58,052	43,174	\$157,412
3 Miles	86,707	73,614	\$161,435

PROPERTY AERIAL



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