

Stafford Marketplace

1455 Stafford Marketplace | Stafford, Virginia 22556

Retail | Sublease Available | Adjacent to Planet Fitness

10,016 SF AVAILABLE



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Thalhimer Center
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PROPERTY OVERVIEW

- JOIN PLANET FITNESS
- 10,016 SF AVAILABLE FOR SUBLEASE ADJACENT TO PLANET FITNESS
- Join 800,000 SF power center
- Stafford County consistently ranks in top 20 wealthiest localities in the USA with a median household income of \$119,818, and is currently the 4th wealthiest county in Virginia (U.S. Census Bureau)
- **Population Growth:**
Annual growth rate roughly 1.7% population (out-paces region)
139,000+ millennials = 13%
- **Highly Educated:**
45% of population has bachelor's degree or higher (or military equivalent)
- **Home Ownership:**
The median listing home price in Stafford, VA is \$569.5k
Trending up 7.8% year over year



67,000

VPD - GARRISONVILLE RD.



HIGHLIGHTS



61,825
POPULATION



\$155,572
AVERAGE
INCOME



44,891
DAYTIME
POPULATION

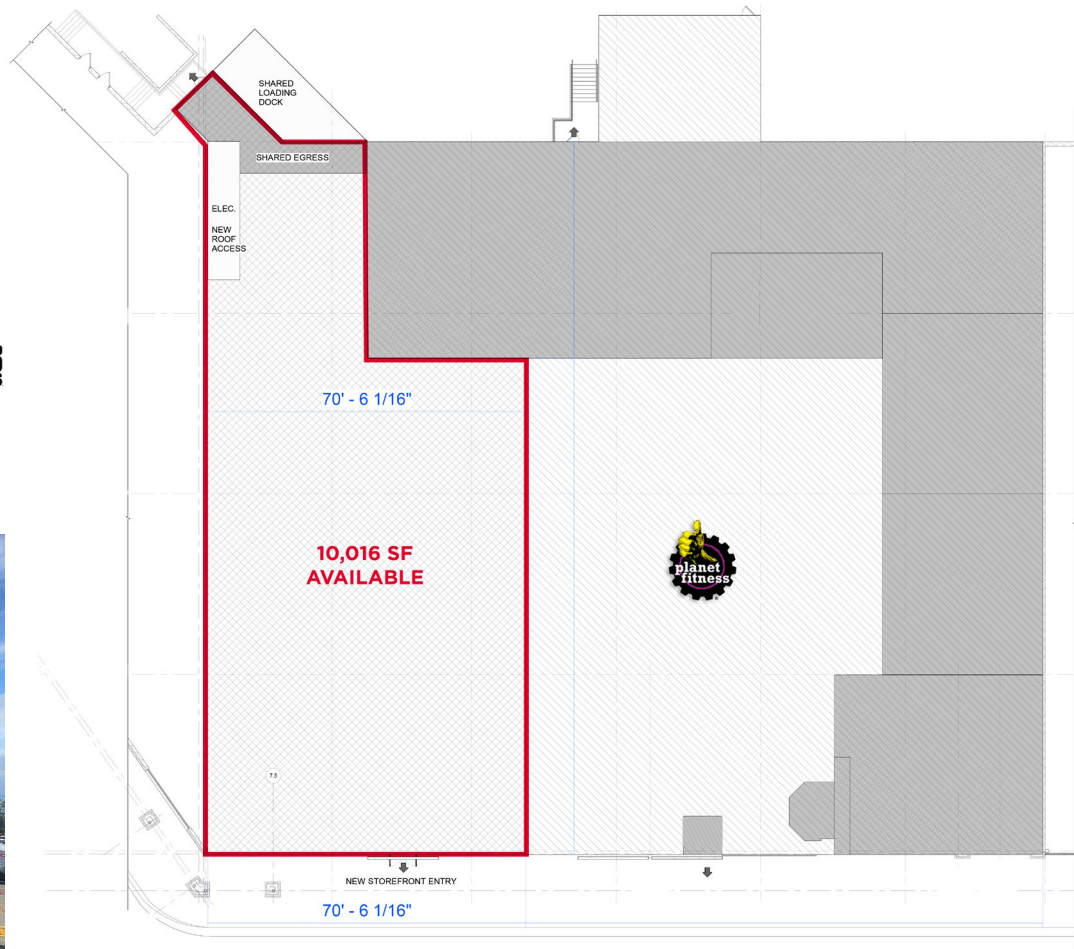
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,640	61,825	86,545
No. Households	4,258	19,163	26,718
Daytime Population	13,047	44,891	73,878
Avg. Household Income	\$117,896	\$155,572	\$160,798

TENANTS & NEARBY RETAILERS



BUILDING PLAN





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ADJACENT TO PLANET FITNESS**

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