

FOR LEASE

1,458 SF CHURCH SPACE

2046

Richmond Hwy (Ste. A)
STAFFORD, VA 22554



SPECIFICATIONS

Size:	1,458 SF
Rent:	\$20.00 PSF
NNN:	\$3.00 PSF
Available:	August 1, 2026

PROPERTY OVERVIEW



Located at 2046 Richmond Highway in Stafford County, this 1,458 SF church space offers a functional layout ideal for worship services, ministry activities, and religious gatherings. The property provides excellent accessibility along Richmond Highway and is well suited for a congregation seeking a move-in ready location.

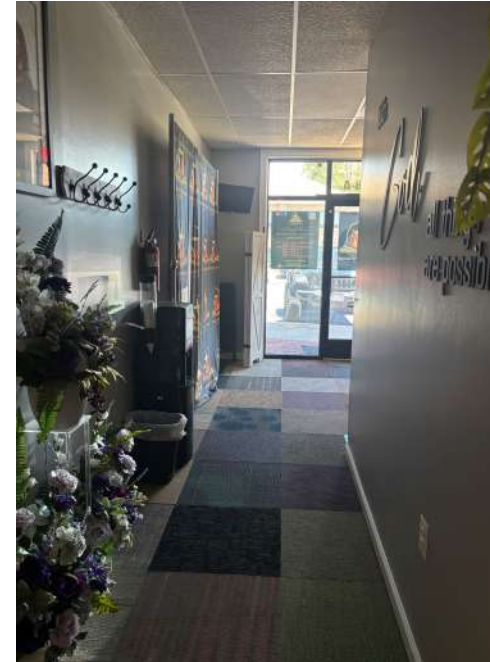


I can do
ALL THINGS
through *Christ*
who
STRENGTHENS ME
Phil 4:13

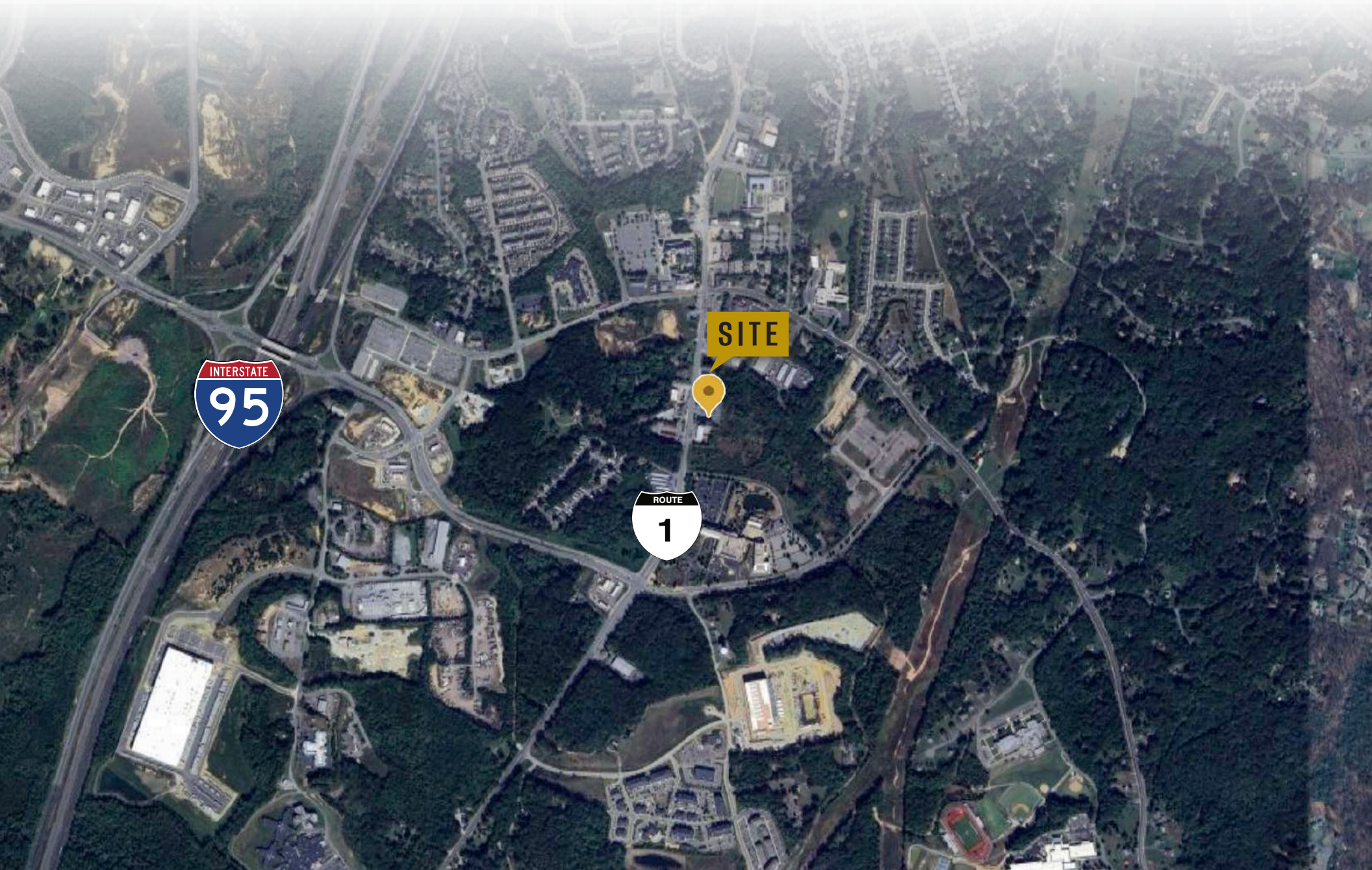
Faith
is the substance of things hoped for,
the evidence of things not seen.
-Hebrews 11:1

- 1,458 SF church space located in a well maintained building
- Private entrance with dedicated church space
- Excellent visibility along Richmond Highway (U.S. Route 1)
- Convenient access to I-95 and surrounding Stafford communities
- Ample on site parking for congregation

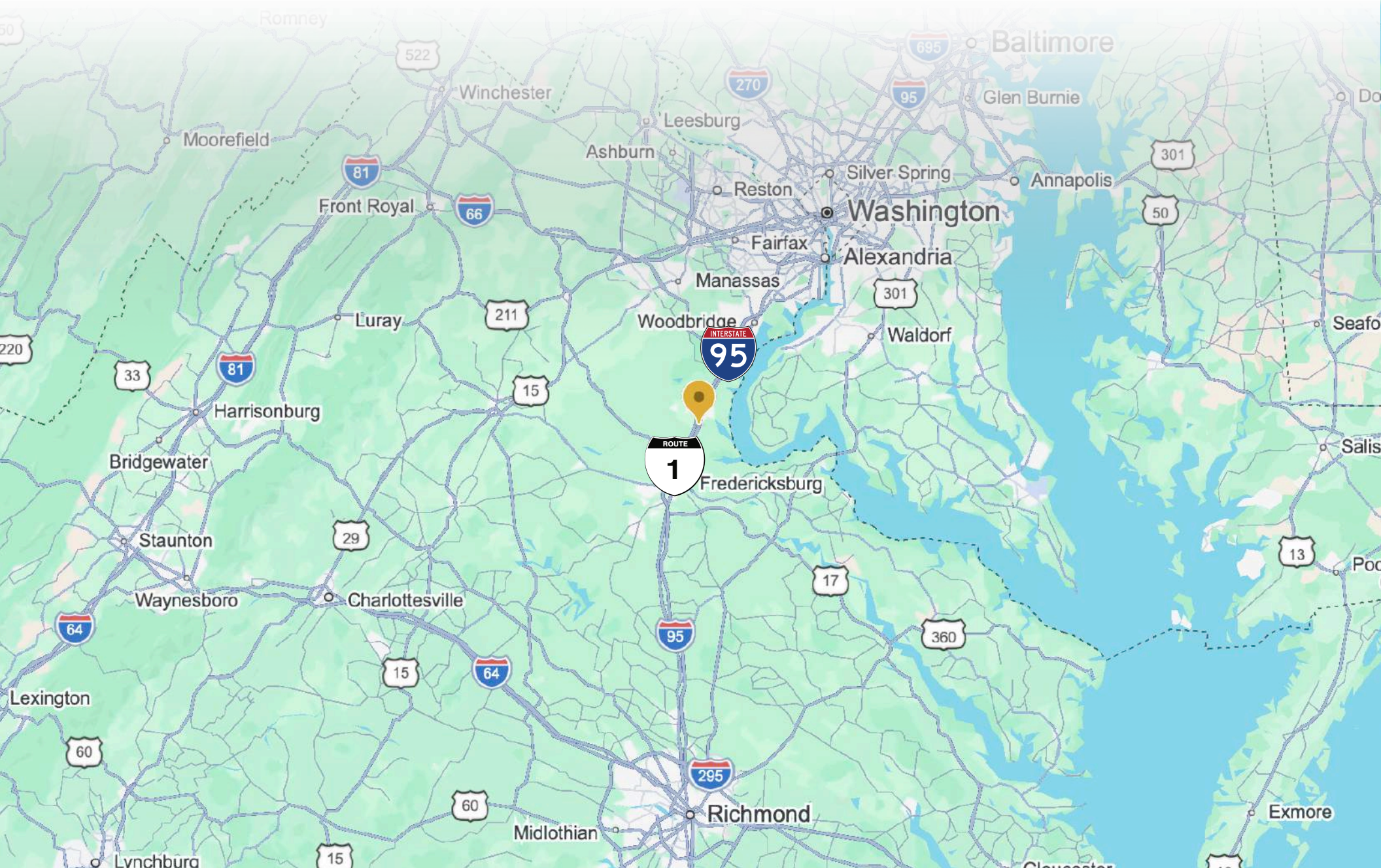
INTERIOR PHOTOS



LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$171,062	\$167,236	\$150,302
Median Household Income	\$147,009	\$144,506	\$122,645
< \$25,000	38	562	5,426
\$25,000 - 50,000	409	2,022	6,759
\$50,000 - 75,000	412	2,412	7,217
\$75,000 - 100,000	922	3,029	8,959
\$100,000 - 125,000	717	2,970	7,153
\$125,000 - 150,000	464	2,123	6,377
\$150,000 - 200,000	1,168	5,020	10,273
\$200,000+	1,683	7,165	17,517

POPULATION	2 mile	5 mile	10 mile
2020 Population	18,299	74,414	185,620
2025 Population	19,570	80,987	206,305
2030 Population Projection	20,609	85,560	218,767
Annual Growth 2020-2025	1.4%	1.8%	2.2%
Annual Growth 2025-2030	1.1%	1.1%	1.2%
Median Age	36.5	36.4	35.9
Bachelor's Degree or Higher	39%	41%	41%
U.S. Armed Forces	656	1,875	9,021

FOR MORE INFORMATION PLEASE CONTACT:



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REALTY

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