

STAFFORD MARKETPLACE

Next
REALTY
MID-ATLANTIC



**FOR
LEASE**

**12,800 SF
AVAILABLE**

1130 Stafford Market Pl
Stafford, VA 22556

**JOIN NATIONAL
TENANTS:**



INTERESTED IN MORE INFORMATION?
CONTACT:

ANDREW ROSE:
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MARKET OVERVIEW

PROPERTY HIGHLIGHTS

- 417,850 sf Regional Power Center with right off Interstate 95 and Garrisonville Road.
- Anchored by Target, Lowe's, Best Buy, Kohls and others with over 1,600 available parking spaces.
- Multiple full-movement, signalized access points into the center.
- Located in Stafford County, VA is one the fastest growing, and highest-income counties in America.

1 MILE SNAPSHOT



10,043
Population



\$89,695
Median Household Income



\$320,218
Owner Occupied Median Home Value



39.5%
People with a Bachelor Degree or Higher



476
Total Businesses



4,827
Employees

DEMOGRAPHICS*



Population

1-mile 3-miles 5-miles

10,043 60,770 83,176

Households

3,588 19,490 26,214

Median HH Income

\$89,695 \$121,527 \$126,006

Daytime Population

7,186 25,883 40,108

*Demographics are 2022 Estimates © 2023 SITES USA, Inc.

TRAFFIC COUNTS



64,952 AADT
Garrisonville Rd

14,308 AADT
Stafford Blvd

2022 Traffic Counts

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<<< THE TRADE AREA >>>



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SITE PLAN

2. TJ Maxx	30,545 SF
3. Old Navy	14,539 SF
5. AVAILABLE	12,800 SF
6. Mattress Firm	4,750 SF
7. Kohl's	87,101 SF
8. HomeGoods	21,925 SF
9. Ross Dress for Less	30,179 SF
10. PetSmart	19,107 SF
11. Ulta	10,423 SF
12. Banner's Hallmark Shop	4,000 SF
13. Bath and Body Works	3,600F
14. Famous Footwear	8,241 SF
15. Elite Orthodontics	5,888 SF
16. Five Below	7,200 SF
17. Michaels	23,837 SF
18. Dollar Tree	8,140 SF
20. Chili's	5,555 SF
21. Starbucks Coffee	3,088 SF
23. Panera Bread	5,200 SF
24. Applebee's	4,848 SF
25. Bank of America	4,700 SF
26. Shoppers Food	67,995 SF
27. Hair Cuttery	1,181 SF
28. Crumbl Cookies	1,274 SF
29. Jersey Mike's Subs	1,552 SF
30. Starbucks Coffee	1,660 SF
31. Moe's Southwest Grill	2,720 SF
32. European Wax Center	1,480 SF
33. Covenant Cleaners	1,410 SF
34. H&R Block	2,000 SF
35. AT&T	1,600 SF
36. Apple Federal Credit Union	2,400 SF
37. Five Guys Burgers and Fries	2,280 SF
38. Paisano's Pizza	1,600 SF
39. MyEyeDr	1,600 SF
40. Hands to Hold	1,600 SF
41. Sally Beauty	1,645 SF
42. Salon Voss	3,035 SF
43. Army Corps of Engineers	2,664 SF
44. Kabob Corner	1,053 SF
45. First American Carpet	1,435 SF



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