

FOR LEASE

PROFESSIONAL OFFICE SPACE

385

Garrisonville Road (Suite 117)

STAFFORD, VA 22554



SPECIFICATIONS

Size:	1,904 SF
Base Rent:	\$22.50 PSF
NNN:	\$4.50 PSF
Available:	Sept. 1, 2026

PROPERTY OVERVIEW



Johnson Realty Advisors is pleased to present for lease this 1,094 SF professional office suite located within Aquia Professional Village. Positioned along the highly traveled Garrisonville Road corridor, the property offers excellent access to I-95 and Route 1, strong professional co-tenancy, and a functional layout ideal for a variety of office users.



1,094 SF professional office suite available for lease

4 offices, conference room, waiting room, reception, 2 bathrooms

Located in Aquia Professional Village with great co-tenancy

Easy access to Garrisonville Rd. (Rt. 610) and I-95

Ideal legal, financial, insurance, or general professional office users

FLOORPLAN



INTERIOR PHOTOS





DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$149,275	\$167,289	\$155,374
Median Household Income	\$126,091	\$144,170	\$128,905
< \$25,000	259	672	3,937
\$25,000 - 50,000	1,209	2,091	5,062
\$50,000 - 75,000	1,337	2,545	5,977
\$75,000 - 100,000	1,128	3,164	7,093
\$100,000 - 125,000	1,153	3,247	6,171
\$125,000 - 150,000	802	2,524	5,205
\$150,000 - 200,000	2,197	5,361	9,362
\$200,000+	2,157	7,705	15,299

POPULATION	2 mile	5 mile	10 mile
2020 Population	30,942	82,043	163,918
2025 Population	32,945	88,340	181,045
2030 Population Projection	34,660	93,139	190,987
Annual Growth 2020-2025	1.3%	1.5%	2.1%
Annual Growth 2025-2030	1.0%	1.1%	1.1%
Median Age	34.5	36.1	35.7
Bachelor's Degree or Higher	38%	41%	40%
U.S. Armed Forces	1,105	2,416	8,732

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

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