



COLDWELL BANKER  
COMMERCIAL  
ELITE



# MEDICAL & PROFESSIONAL OFFICE SUITES FOR LEASE 1,529 SF & 4,202 SF

**TURNKEY MEDICAL  
SUITES AVAILABLE**

422 Garrisonville Rd, Stafford, VA 22554

Stafford Medical Park offers a rare opportunity to lease space within one of North Stafford County’s most established medical office destinations. Two suites are currently available, including a 4,202 SF former urgent care space and an additional 1,529 SF office suite, providing flexible options for medical, healthcare, wellness, or professional office users seeking a strategic and highly accessible location.

Positioned just off Rt. 610 (Garrisonville Road) near the signalized intersection of Garrisonville Road and Onville Road, the property benefits from exceptional visibility and regional accessibility, located approximately one mile from Interstate 95 (Exit 143). With approximately 45,000 vehicles per day along Rt. 610, tenants benefit from strong exposure and convenient access throughout the greater Washington Metropolitan Area corridor.

The property features a strong synergistic tenant mix, including Stafford Urgent Care, Associates in Gastroenterology, Stafford Internal Medicine, Pain & Spine Center, and Rappahannock Women’s Center, creating an established medical ecosystem that supports referrals, patient convenience, and long-term tenancy stability.

Recently updated common areas, monument signage opportunities, strong parking, and immediate proximity to retail, dining, residential growth, and Marine Corps Base Quantico further position Stafford Medical Park as a premier medical and professional office location.

## KEY PROPERTY HIGHLIGHTS

- **Two Suites Available**  
Suite 105 – 1,529 SF | Suite 111 – 4,202 SF former urgent care space
- **Prime North Stafford Location**  
Situated just off Rt. 610/Garrisonville Road near Onville Road
- **Excellent Regional Connectivity**  
Approximately 1 mile to Interstate 95 (Exit 143)
- **Strong Daily Traffic Counts**  
Approximately 45,000 vehicles per day along Rt. 610
- **Established Medical Office Park**  
Synergistic co-tenancy with established healthcare providers
- **Monument & Directory Signage Available**  
Prominent visibility directly on Garrisonville Road
- **Updated Interior Common Areas**  
Recently refreshed with new paint and flooring
- **Strong Parking Ratio**  
Approximately 6.53 spaces per 1,000 SF with ±120 surface spaces
- **Surrounded by Major Demand Drivers**  
Close to Quantico, residential growth, retail, and dining amenities
- **Ideal for Medical & Professional Users**  
Well suited for urgent care, specialty practice, wellness, therapy, or office users

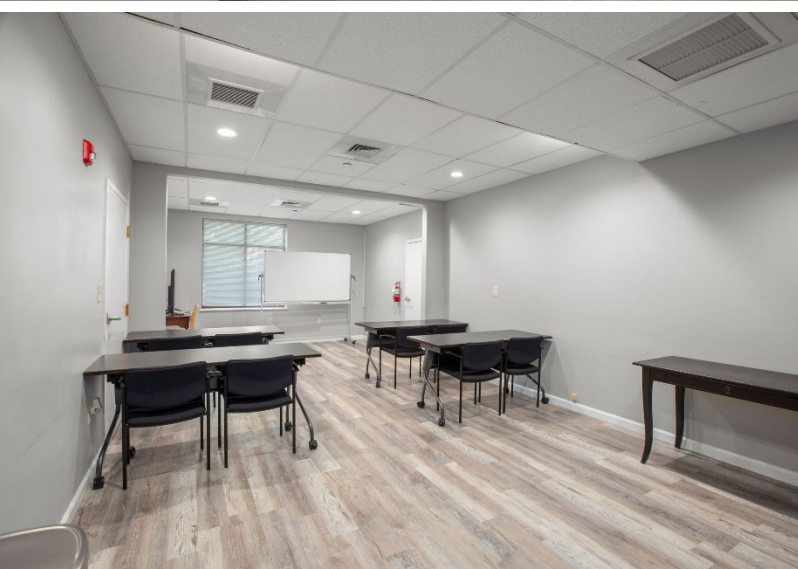
## PROPERTY DEMOGRAPHICS

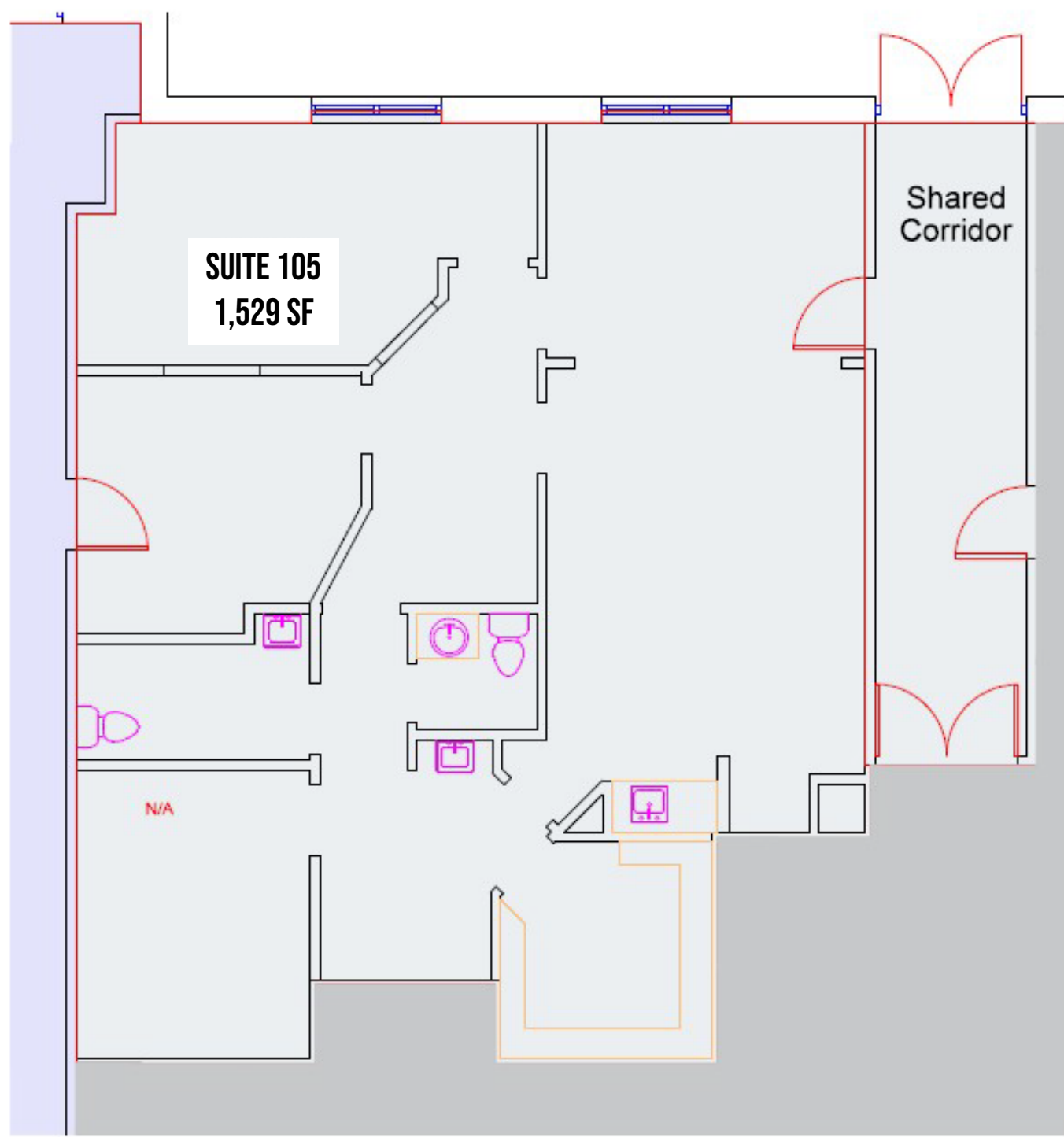
POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	9,183	43,424	71,987
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	2,825	13,832	22,453
INCOME	1-MILE	3-MILE	5-MILE
2024 Avg. Household Income	\$99,941	\$102,659	\$106,436

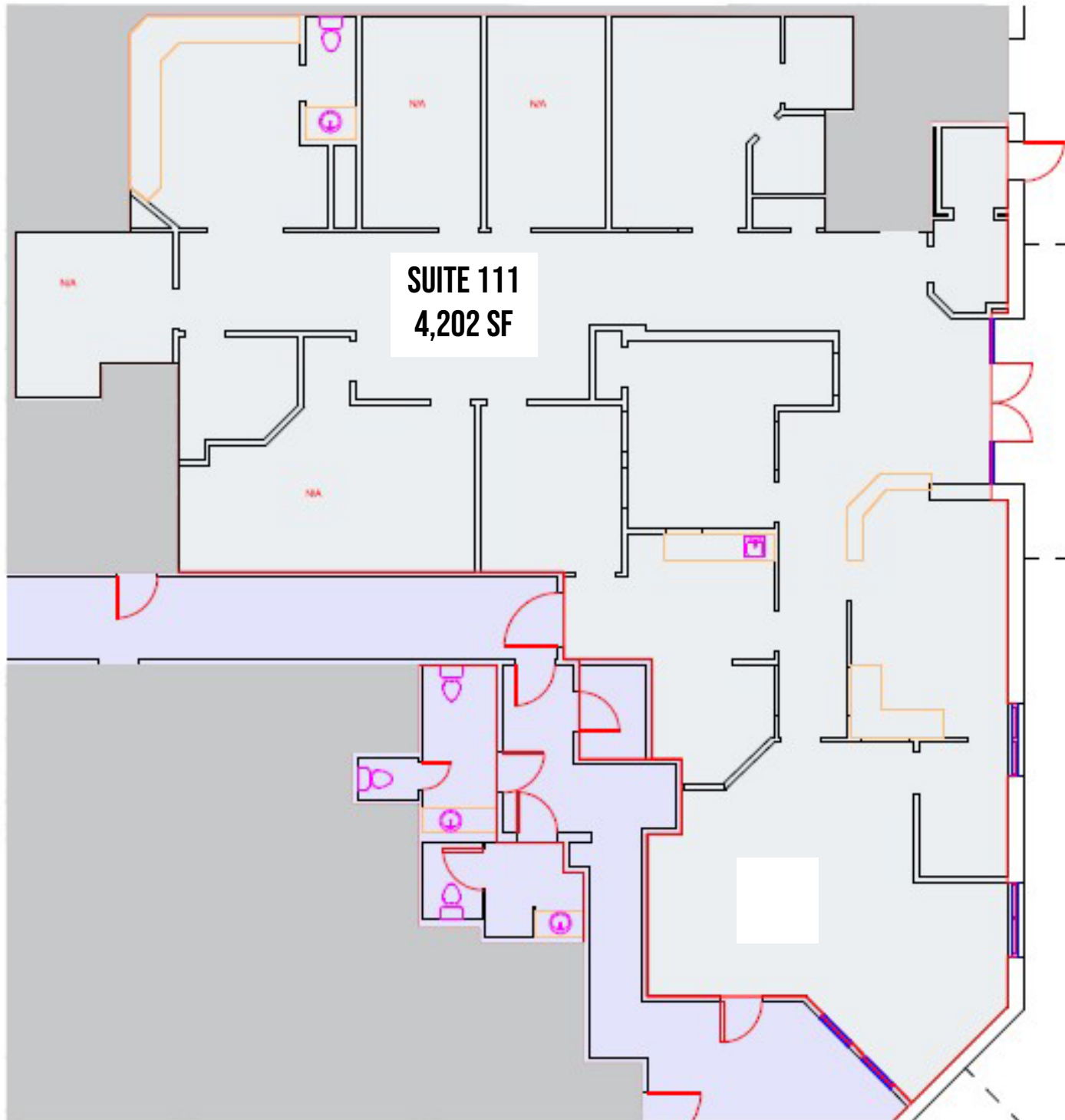
<b>Property Type:</b>	Office & Medical Suites
<b>Availability:</b>	Move-In Ready Suites
<b>Building Size:</b>	28,530 SF
<b>Parking:</b>	6.53 Spaces / 1,000 SF

# GALLERY











INTERSTATE  
**95**

INTERSTATE  
**95**

EXIT 143

INTERSTATE  
**95**

Lowe's

Walmart

THE HOME DEPOT

OUTBACK

IHOP

PANDA EXPRESS

F Mobile

TACO BELL

ALDI

NTB

7-ELEVEN

CVS  
pharmacy

GARRISONVILLE RD

Arby's

DUNKIN'  
DONUTS

45,000 ADT

OFFERING MEMORANDUM

# MEDICAL & PROFESSIONAL OFFICE SUITES | STAFFORD MEDICAL PARK

422 GARRISONVILLE RD, STAFFORD, VA 22554

FOR MORE INFORMATION PLEASE CONTACT:



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