

FOR LEASE
1,600 SF



BELLEVUE CENTER

2712 RICHMOND HIGHWAY (US ROUTE 1) | STAFFORD, VIRGINIA



THALHIMER

PROPERTY HIGHLIGHTS

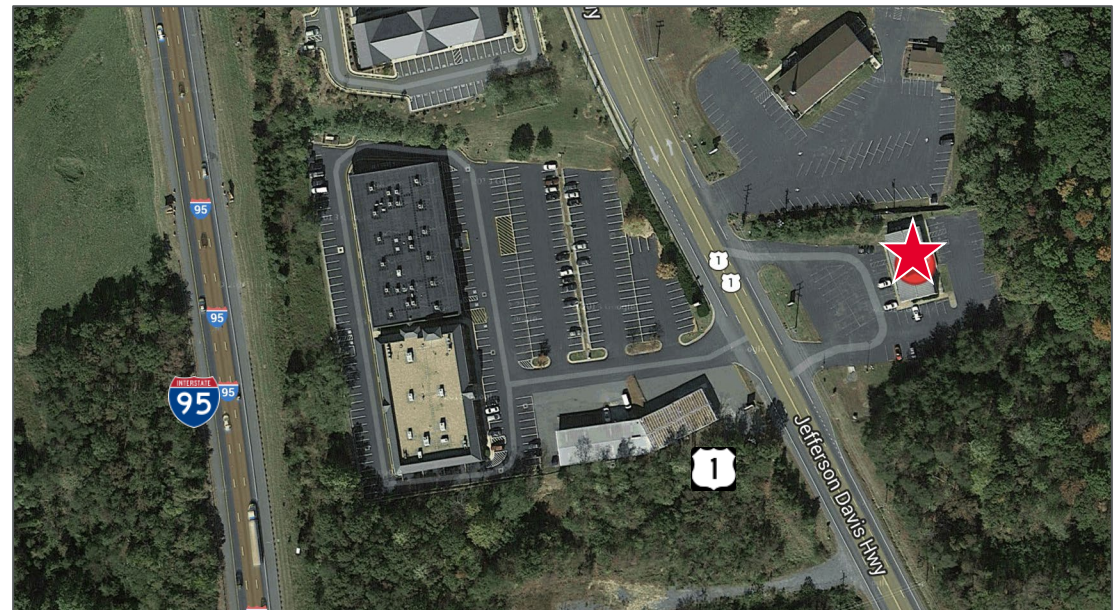
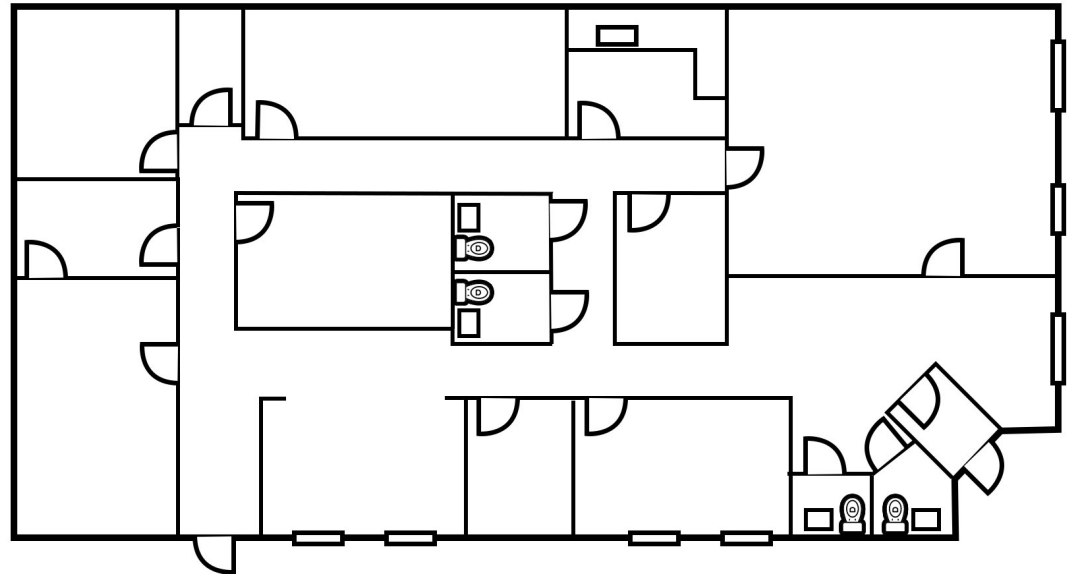
Property Features

- Available SF: 1,600 SF
- Asking Rent: \$18.00/SF, NNN
- Large, well lit parking lot with several handicap spaces
- Ideal for medical, office or service business
- Fantastic Route 1 location just south of the Aquia / Garrisonville I-95 exit 143
- Exceptional visibility from Route 1/ Richmond Highway
- Signage available on the building and sign pylon
- 50,000 VPD at Route 1 and Garrisonville Road

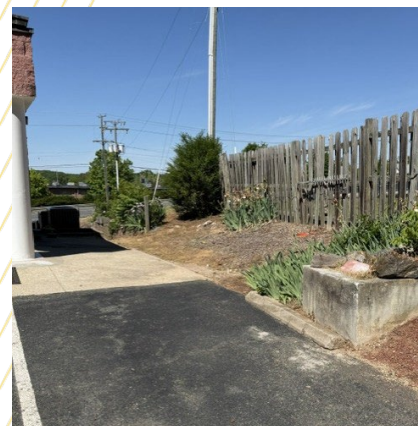
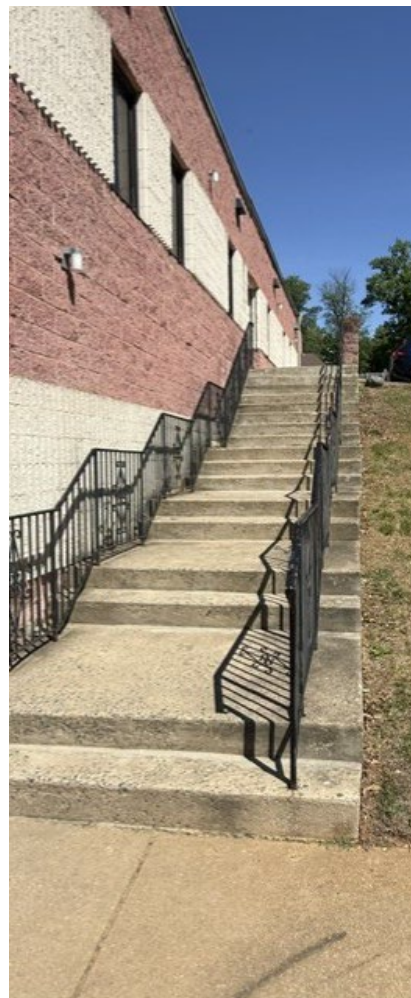
Demographics

	2 Mile	5 Miles	10 Miles
Population	39,767	88,274	179,177
Households	12,661	27,321	57,613
Avg. HH Income	\$167,422	\$172,603	\$165,925
Daytime Employment	8,706	21,384	45,289

Upper Level: 1,600 SF









CONTACT INFORMATION

VIRGIL NELSON, CCIM

Senior Vice President

540 322 4150

virgil.nelson@thalhimer.com



**CUSHMAN &
WAKEFIELD**

THALHIMER

1701 Fall Hill Ave., Suite 120
Fredericksburg, VA 22401
thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.