

RETAIL FOR LEASE

56 FORESTON WOODS DR

Stafford, VA 22554

Available: 8,147 SF



LISTING DATA

AVAILABLE SF: 8,147 SF

ECONOMIC DATA

LEASE RATE: \$29/SF (NNN)

PROPERTY INFORMATION

COUNTY: Stafford

BUILDING DATA

TOTAL BUILDING SF: 8,147 SF

YEAR BUILT: 2000

ZONING: B2 (General Commercial)

LOT SIZE: 2.586 Acres

PROPERTY OVERVIEW

56 Foreston Woods Drive offers a rare opportunity to lease a freestanding, former adult day care/childcare facility in one of Northern Virginia's fastest-growing suburban counties. Its strong demographics, dual highway access via I-95 and Route 1, proximity to the Weis Markets-anchored Foreston Village Shopping Center, and flexible B-2 zoning make it an exceptional location for operators seeking a well positioned facility in the Stafford market.

PROPERTY HIGHLIGHTS

- 33 parking spaces.
- 8 restrooms (1 shower).
- Small vented commercial kitchen with hood.
- 2-post monument sign opportunity.
- Approximately 5,300 SF of enclosed green space.
- An additional 15,000 SF of adjacent green space not included, but available for lease.
- 3 adjacent sheds do not convey.

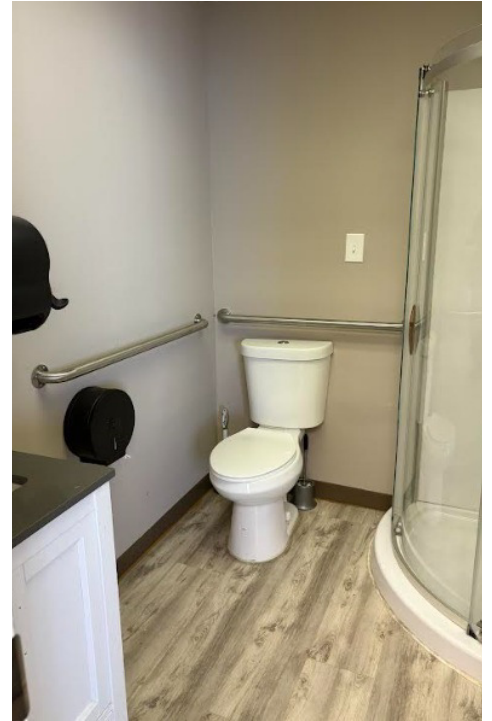
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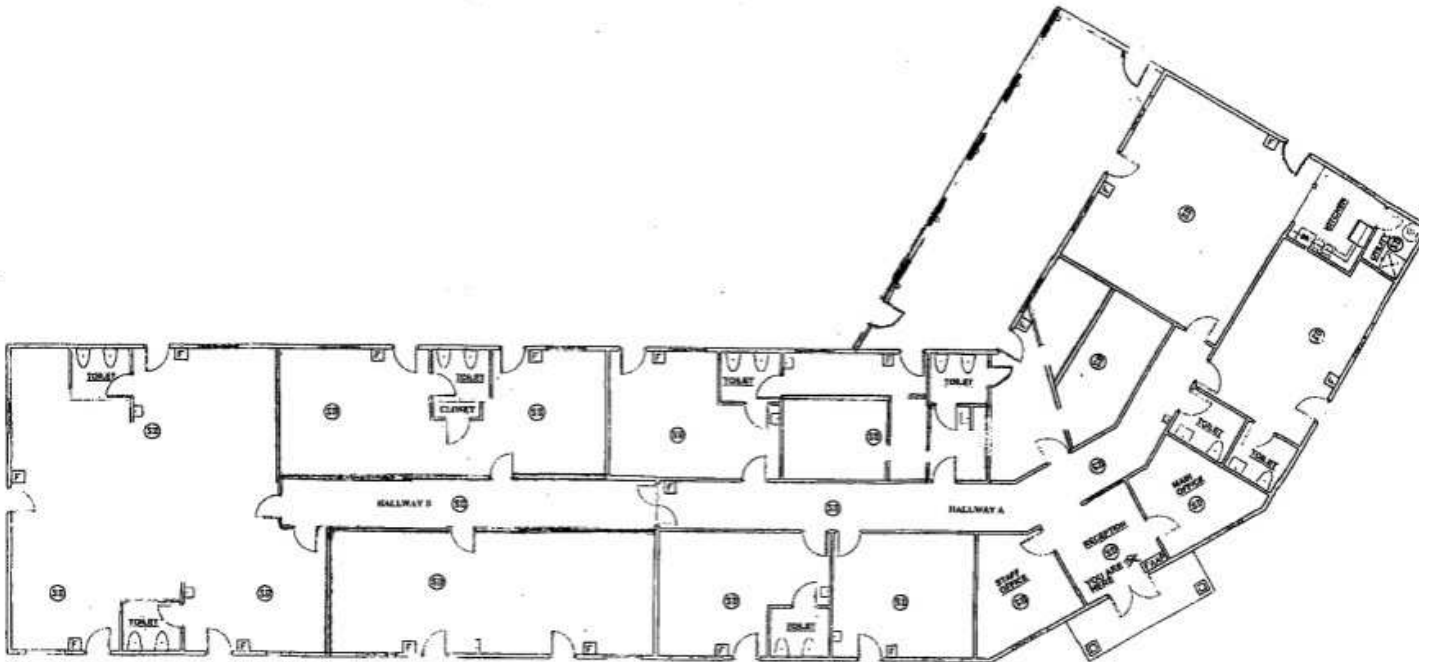
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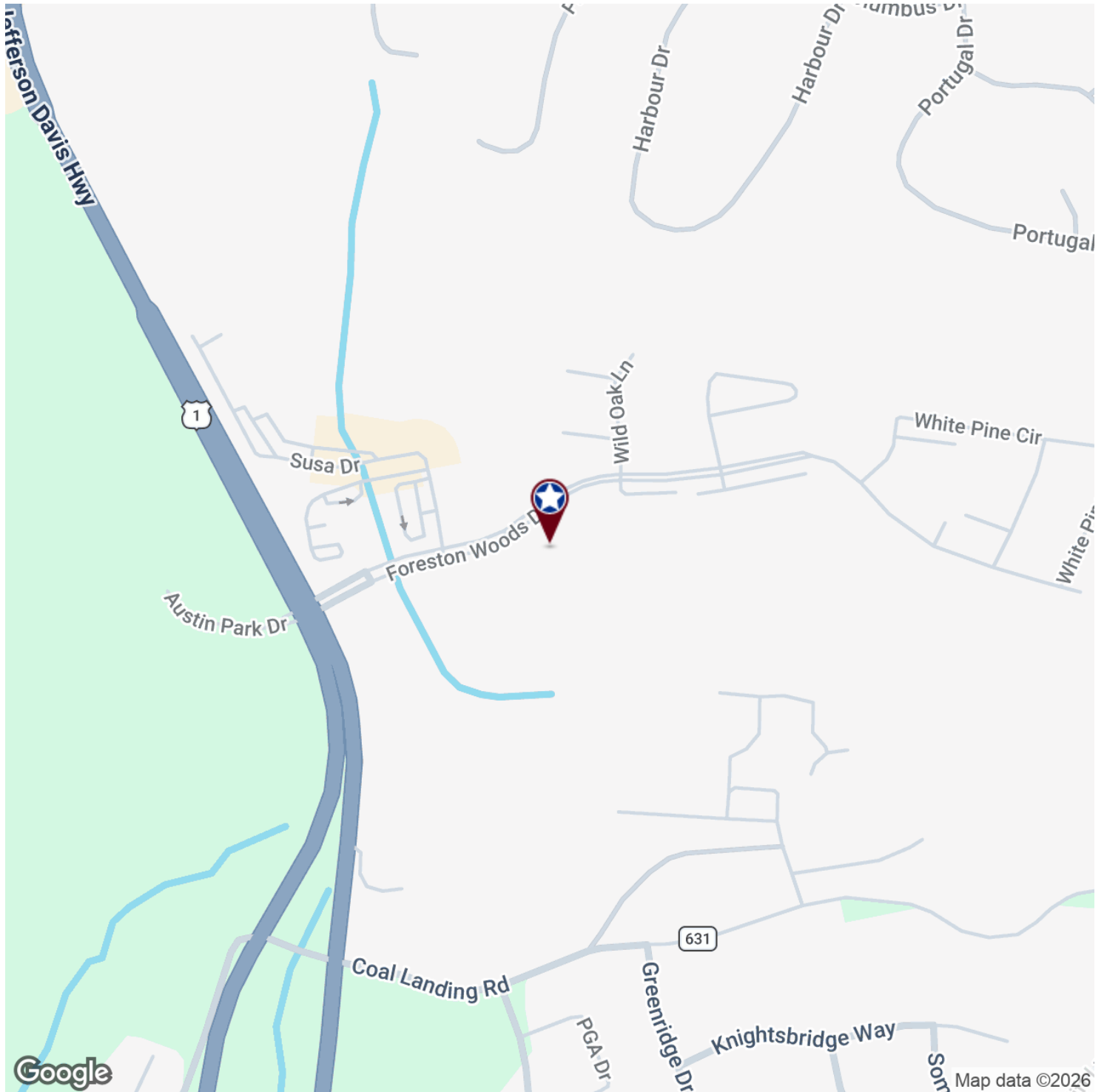
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COMMERCIAL REAL ESTATE SERVICES



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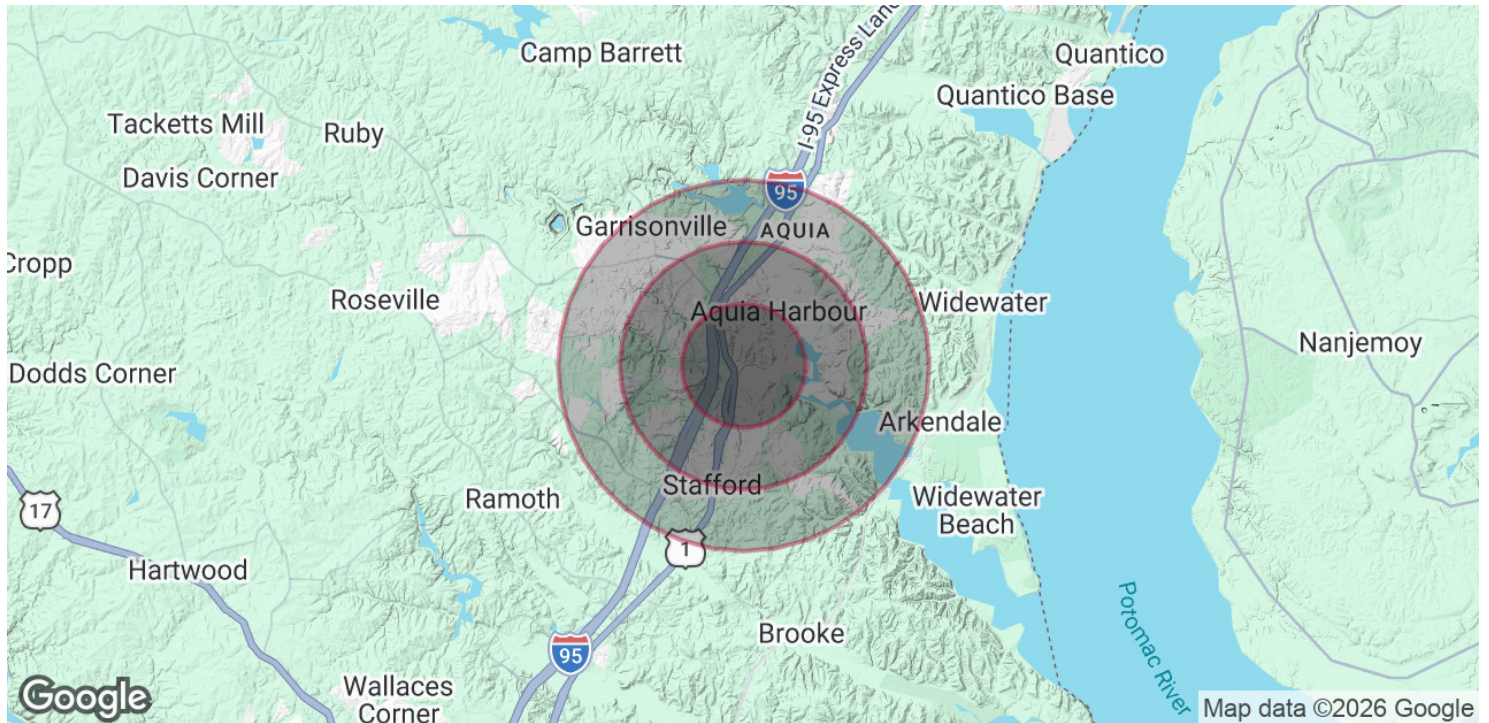
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	8,053	29,879	55,819
Average Age	34.1	34.9	34.8
Average Age (Male)	33.4	33.5	33.9
Average Age (Female)	34.4	34.5	34.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,709	9,585	17,424
# of Persons per HH	3.0	3.1	3.2
Average HH Income	\$136,477	\$151,293	\$153,582
Average House Value	\$488,625	\$521,210	\$513,590

2023 American Community Survey (ACS)

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