

Property Features

- 1.596 acres for development
- Signalized intersection of Garrisonville Road & Tech Parkway
- Entrance to North Stafford Center for Business & Technology
- Zoned B-2 (Urban Commercial) in Stafford County
- Directly across from entrance to AG Wright Middle School, Rockhill Elementary School & Garrisonville Elementary School
- 25,000 VPD - Garrisonville Road



Demographics	1 Mile	3 Miles	5 Miles
Population 2016	3,304	31,110	60,277
No. of Households	942	9,022	18,752
Avg. HH Income	\$122,977	\$113,263	\$105,114

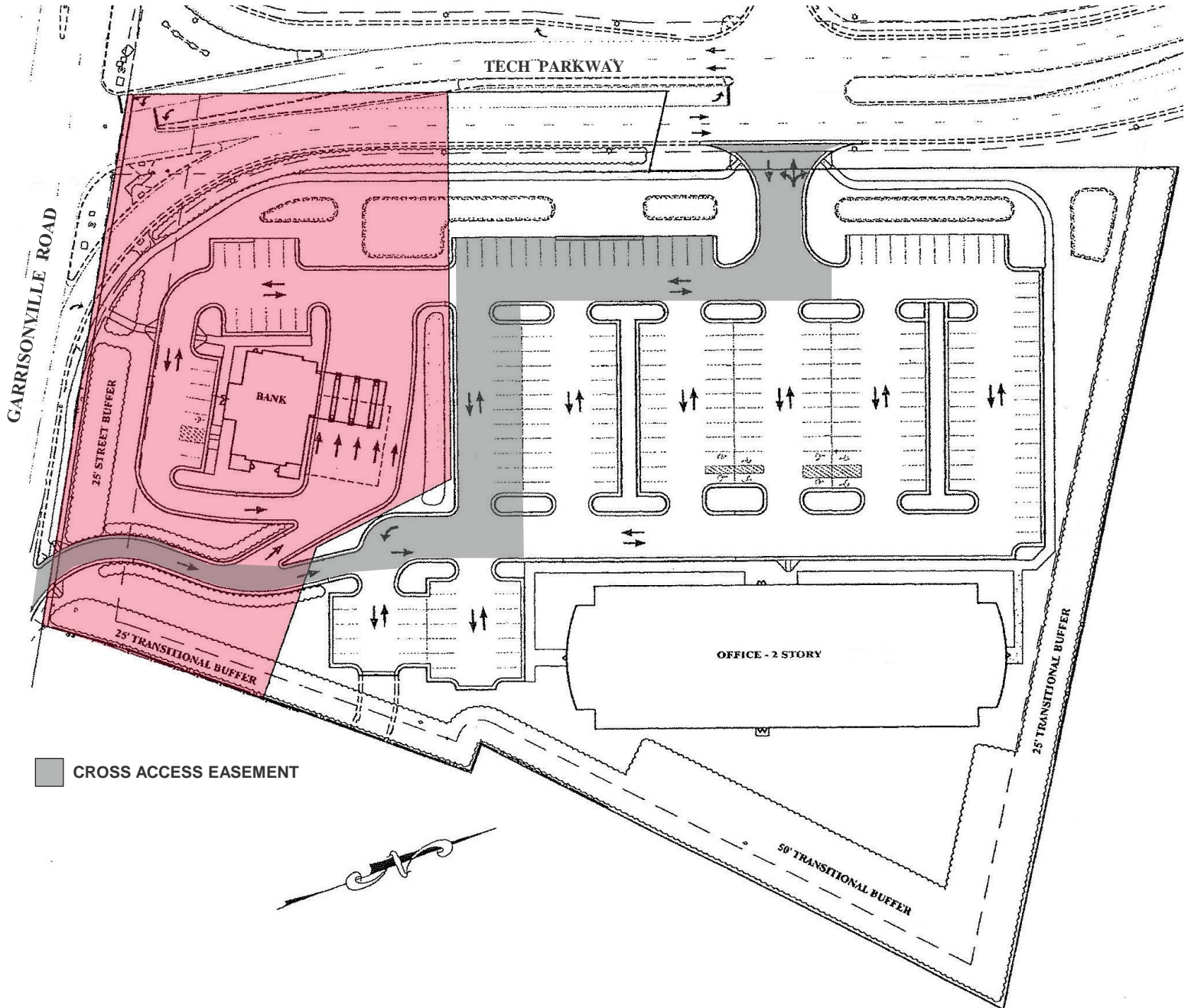
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Conceptual Development Plan



CROSS ACCESS EASEMENT

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