



**Property Features**

- One 2,837 SF suite available
- Former restaurant space
- Located on Garrisonville Road in North Stafford one mile west of Interstate 95 exit 143 B
- Trade area averages 46,000 + ADT and caters to Quantico Military Base and FBI headquarters
- Localities boast some of the highest residential growth in the area

**Join Other National Retailers:**



Specifications	
Available SF	2,837 SF
Lease Rate	\$24.00 PSF NNN
NNN Fees	\$5.50
Timing	Available immediately

For more information, contact:

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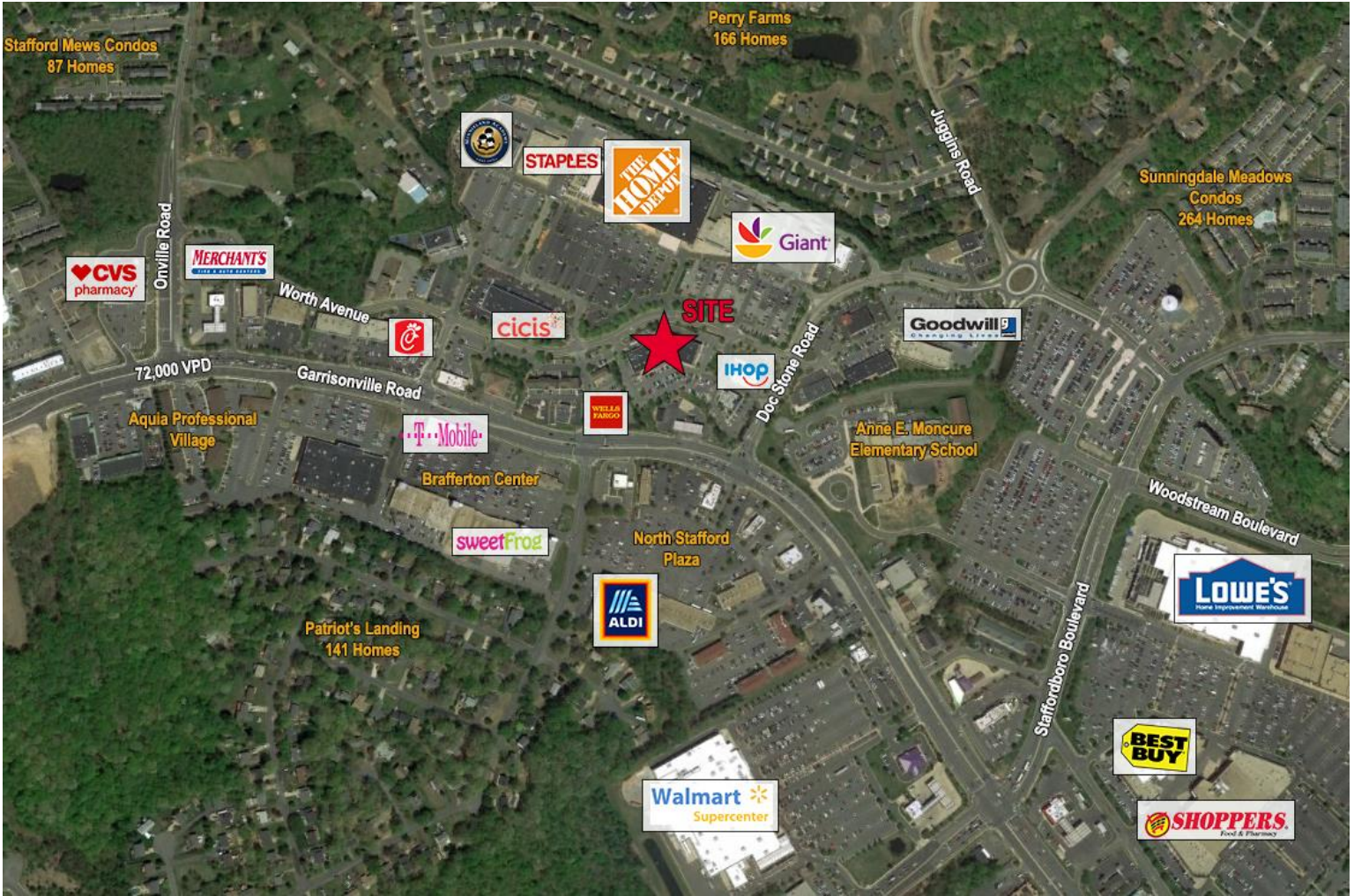
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Demographics			
	1 Mile	3 Miles	5 Miles
Population	11,913	49,483	76,677
No. of Households	4,034	16,136	23,737
Avg. HH Income	\$105,013	\$125,827	\$132,235
Daytime Population	6,709	11,637	20,808

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