

BRAFFERTON CENTER

Garrisonville Rd. & Brafferton Blvd., Stafford, VA 22556
Stafford County



RETAIL FOR LEASE

JOIN: **Onelife**
FITNESS **DUNKIN'**
DONUTS
baskin **B** Robbins

ME **Message Envy** **sweetfrog** **H&R BLOCK**

T-Mobile **5STAR** **AVIS**

Dog Krazy **America's Best**
WINGS

- Anchored by strong regional fitness center, Onelife Fitness.
- Located off I-95, one exit south of Quantico Marine Corps Base which has over 140,000 personnel, civilians & family members.
- Located on Garrisonville Road - one of the busiest retail corridors in Stafford County.
- Stafford County is currently the 17th wealthiest locality in the United States, and is currently the 5th wealthiest county in Virginia.
- 25 miles south of the Washington D.C. Beltway.
- Highly educated - 60% of the population has a bachelor's degree or higher.

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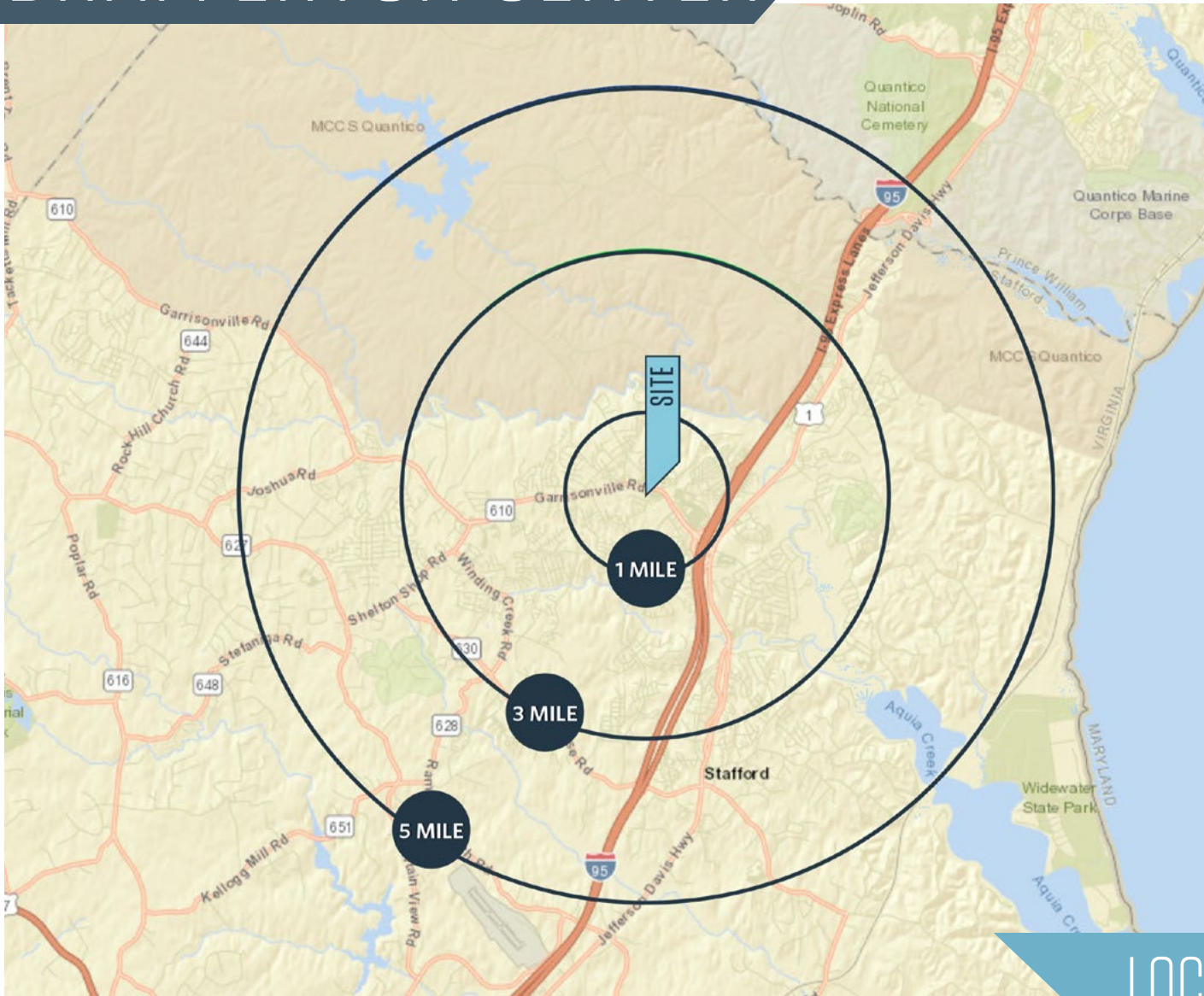
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AVAILABLE SPACE

- 1,545 SF
- 2,000 SF
- 2,500 SF

DEMOGRAPHICS | 2017:

1-MILE	3-MILE	5-MILE
Population		
10,541	51,182	78,591
Daytime Population		
5,073	11,563	19,519
Households		
3,595	15,905	24,088
Average HH Income		
\$99,375	\$115,887	\$120,679
Median Age		
28	31	32

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2017:

Garrisonville Road 72,000 ADT

LOCATION & DEMOGRAPHICS

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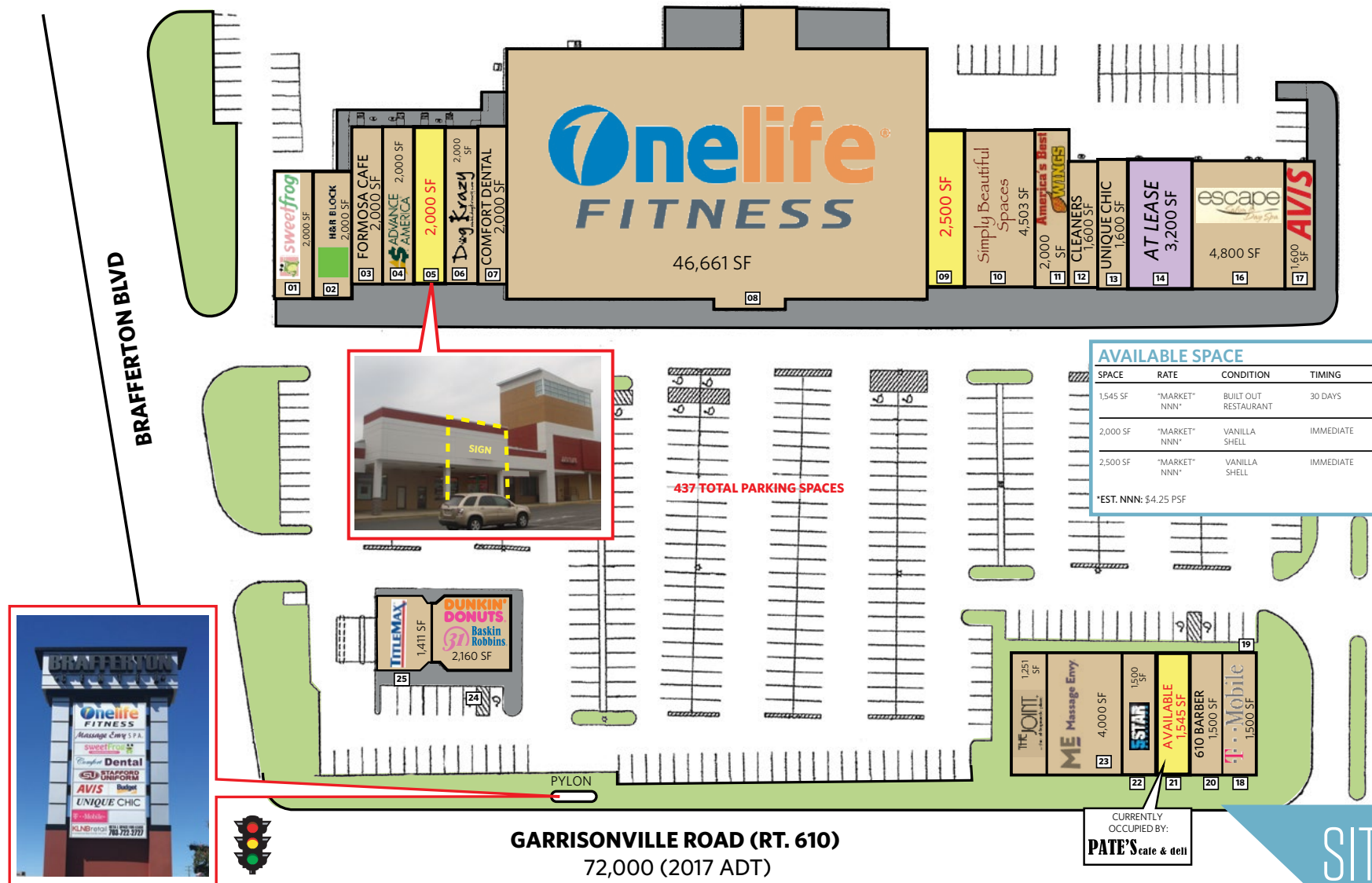
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SITE PLAN

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MARKET AERIAL

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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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