

FOR SALE / LEASE

PRICE VARIES BY LOT



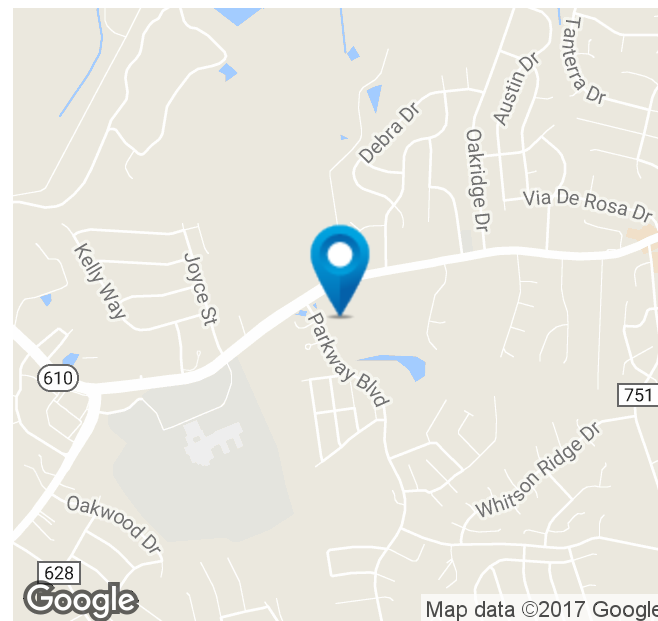
743 GARRISONVILLE ROAD, STAFFORD, VA 22554
PARK RIDGE SHOPPING CENTER

Property Description

Multiple Pad Sites available for Sale or Ground Lease in a New North Stafford Shopping Center Development. Great location for banks, pharmacy, restaurants, convenience store, medical office and many more. Pad sites range in size from .77 Acres to 1.51 Acres.

Property Highlights

- Retail Pad Sites Available for Sale or Lease
- Great Location for banks, pharmacy, restaurant, convenience store, medical office & more
- Pad Sites available in various sizes
- Great visibility from Garrisonville Rd with over 43,000 ADT
- Situated at the entrance to Park Ridge, a Residential Subdivision with 1,600 homes
- Located in Stafford County, with High Household incomes
- Located just minutes from Interstate 95 via exit 143
- Over 650 ft of Road Frontage on Garrisonville Rd., the main Commercial Artery in North Stafford



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COLDWELL BANKER COMMERCIAL

ELITE

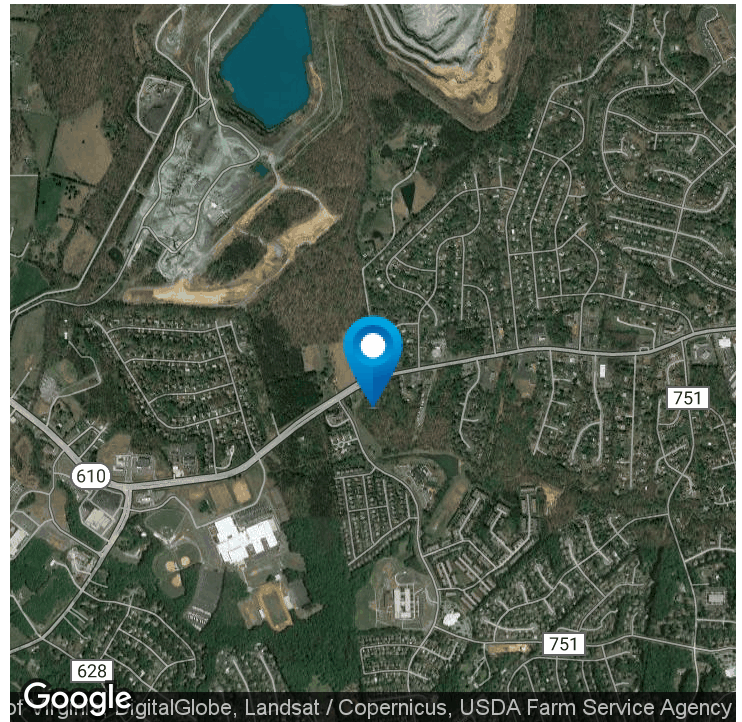
1201 CENTRAL PARK BOULEVARD

FREDERICKSBURG, VA 22401

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OFFERING SUMMARY

Sale Price: Price varies by Lot

Available SF: 0.77-1.51 Acre Pad Sites

Total Lot Size: 12.69 Acres

Zoning: B2

Market: Greater Fredericksburg

Submarket: North Stafford- 610
Corridor

Traffic Count: 43,000

PROPERTY OVERVIEW

Multiple Pad Sites available for Sale or Ground Lease in a New North Stafford Shopping Center Development. Great location for banks, pharmacy, restaurants, convenience store ,medical office and many more. Pad sites range in size from .77 Acres to 1.51 Acres.

LOCATION OVERVIEW

Located at the entrance to Park Ridge, a residential subdivision with 1,600 + homes. Great Visibility and access from Garrisonville Road and Parkway Blvd. High traffic counts with over 43,000 ADT on Garrisonville Road. Located in Stafford County, which is currently ranked 5th in the US for median Household Income(Forbes). This site is within minutes of Interstate 95 & Quantico Marine Corps Base.

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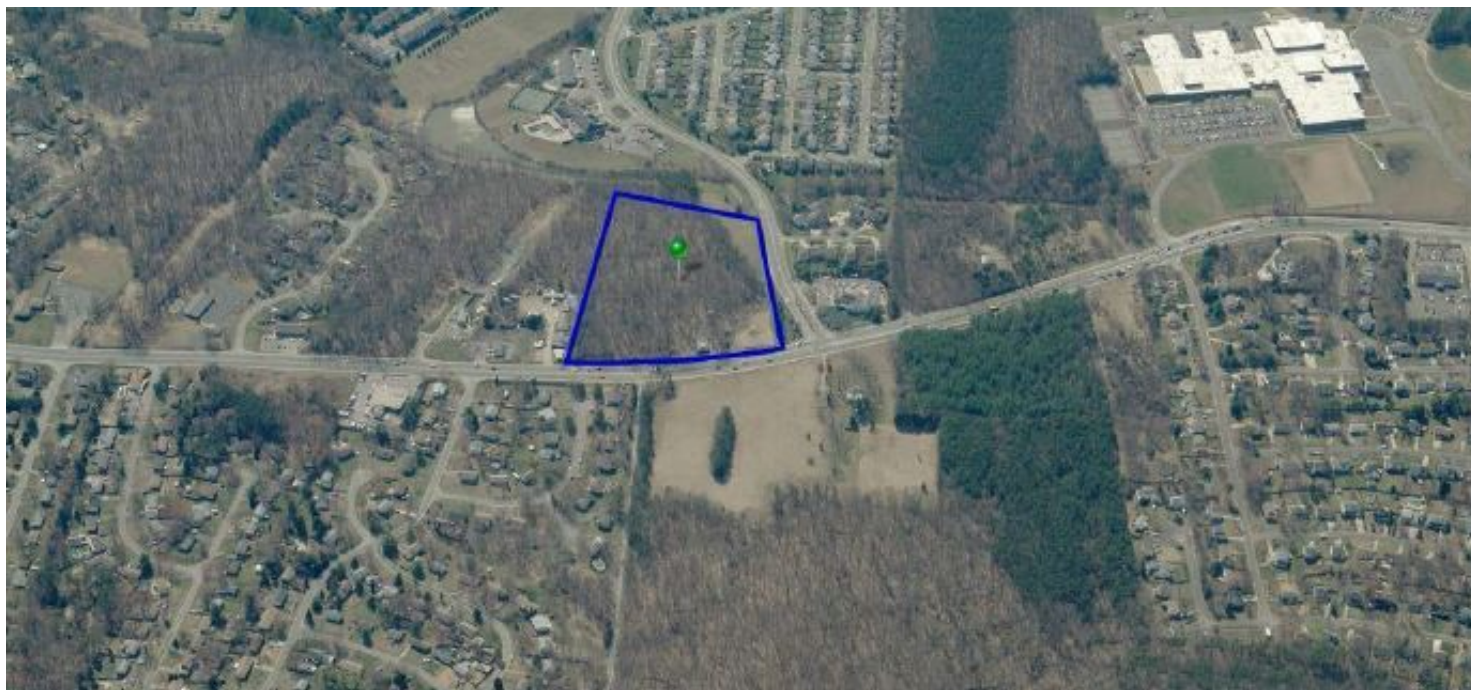
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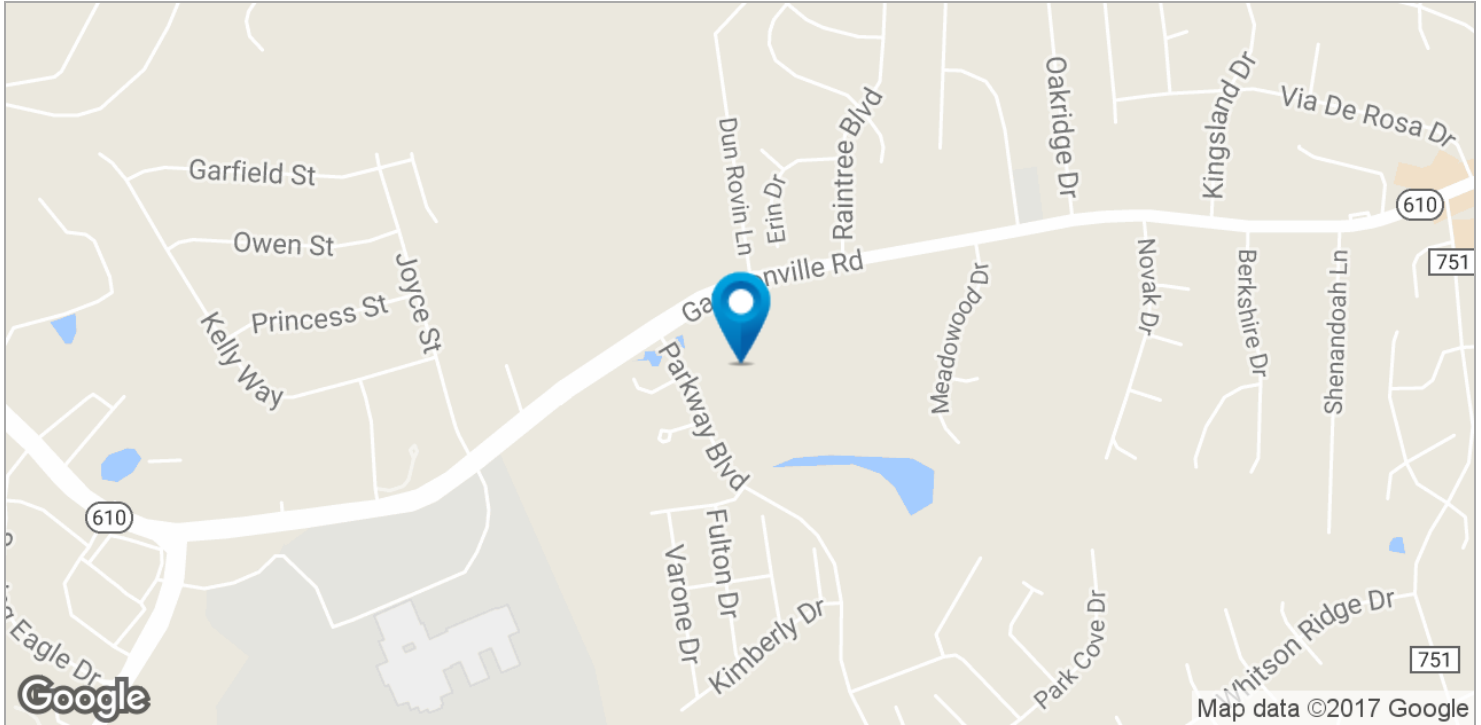
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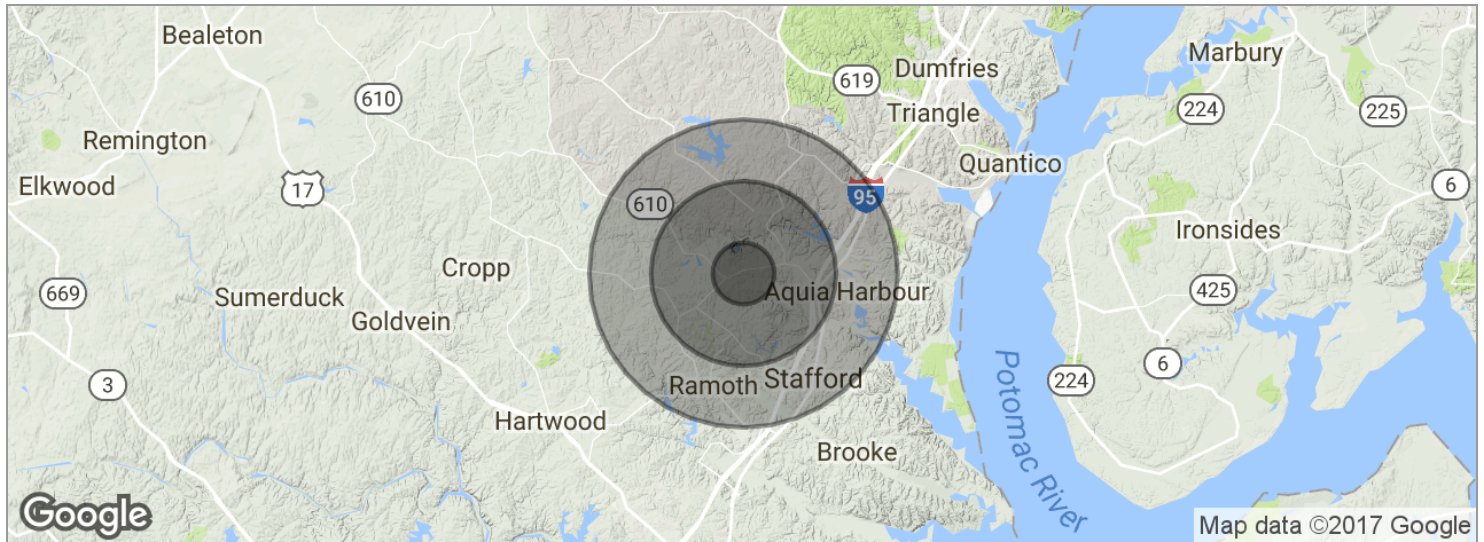
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PARK RIDGE SHOPPING CENTER

POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,445	41,878	69,145
Median age	32.8	31.6	32.2
Median age (male)	30.8	30.6	31.7
Median age (Female)	35.5	33.2	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,581	12,814	21,492
# of persons per HH	3.3	3.3	3.2
Average HH income	\$104,598	\$107,553	\$107,412
Average house value	\$339,188	\$344,448	\$338,825

* Demographic data derived from 2010 US Census

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