

Multi-Tenant Retail Space & Pads Available



STATISTICAL SNAPSHOT 5-MILE RADIUS, 2014 DEMOS



POPULATION
39,791

AVG HH INCOME
\$91,808



DAYTIME POPULATION
27,374



TRAFFIC COUNTS
39,000
(Route 17)



AREA RETAILERS

Walmart, Giant, Aldi, Rite Aid, Lowe's, Chic fil A, CVS, Target, Petsmart, BB&T, McDonald's, Starbucks

STAFFORD LAKES FACTS AT-A-GLANCE

- Prime pad sites & retail space available at Stafford County's newest retail development
- Property is located directly adjacent to Walmart Super Center and nearby University of Mary Washington Grad Campus & Geico Regional HQ
- Perfect development opportunity in one of the fastest growing corridors in the region
- Situated at the entrance to Stafford Lakes with over 1,400 homes
- Prime frontage on Route 17/Warrenton Road: 39,000 ADT

DEMOGRAPHICS (2014)	1 MILE	3 MILES	5 MILES
POPULATION	2,934	14,591	39,781
AVG HH INCOME	\$105,147	\$100,812	\$91,808
EMPLOYEES	1,394	9,780	27,374

SITE FACTS

SPACE: Retail Space

TRAFFIC COUNTS: 39,000 (Route 17)

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RAPPAPORT

STAFFORD LAKES

Stafford, Virginia

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