CUSHMAN & THALHIMER

STAFFORD, VA 22554

FOR SALE / RETAIL



#### PROPERTY FEATURES

- Located at the signalized intersection of US Route 1 and Corporate Drive
- Intersection is entryway to rapidly growing Quantico Corporate Center
- Building 100% leased with Food and Service Tenants that will perform in any economic climate!

Nearby Tenants & Retailers:











Total Size:	8,000 SF
Asking Price:	\$4,200,000
Cap Rate:	6.11%
Year Built:	2013
Parking	50 (6.25 / 1,000 SF)



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### TRAFFIC COUNTS





Richmond Highway @ Corporate Drive

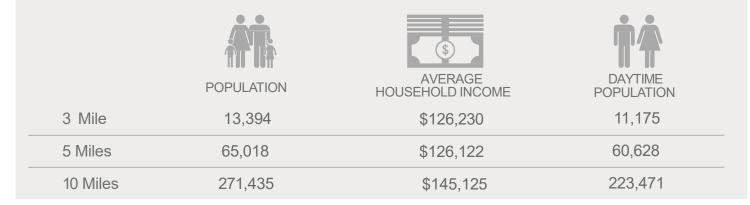
20,000 VPD

Interstate 95

138,000 VPD



### NEIGHBORHOOD DEMOGRAPHICS







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