

125 CORPORATE DRIVE

STAFFORD, VA 22554

FOR SALE / RETAIL



MARK J. BANACH

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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



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION

3 Mile

13,394

\$126,230

11,175

5 Miles

65,018

\$126,122

60,628

10 Miles

271,435

\$145,125

223,471



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