



THALHIMER

AVAILABLE FOR LEASE, GROUND LEASE OR BUILD-TO-SUIT

Park Ridge Commons

Garrisonville Road | Stafford, VA 22554

PRE-LEASING FOR 2020 DELIVERY



Conceptual image. Actual building design will vary

RETAIL | OFFICE SPACE | PAD SITES

For more information, contact:

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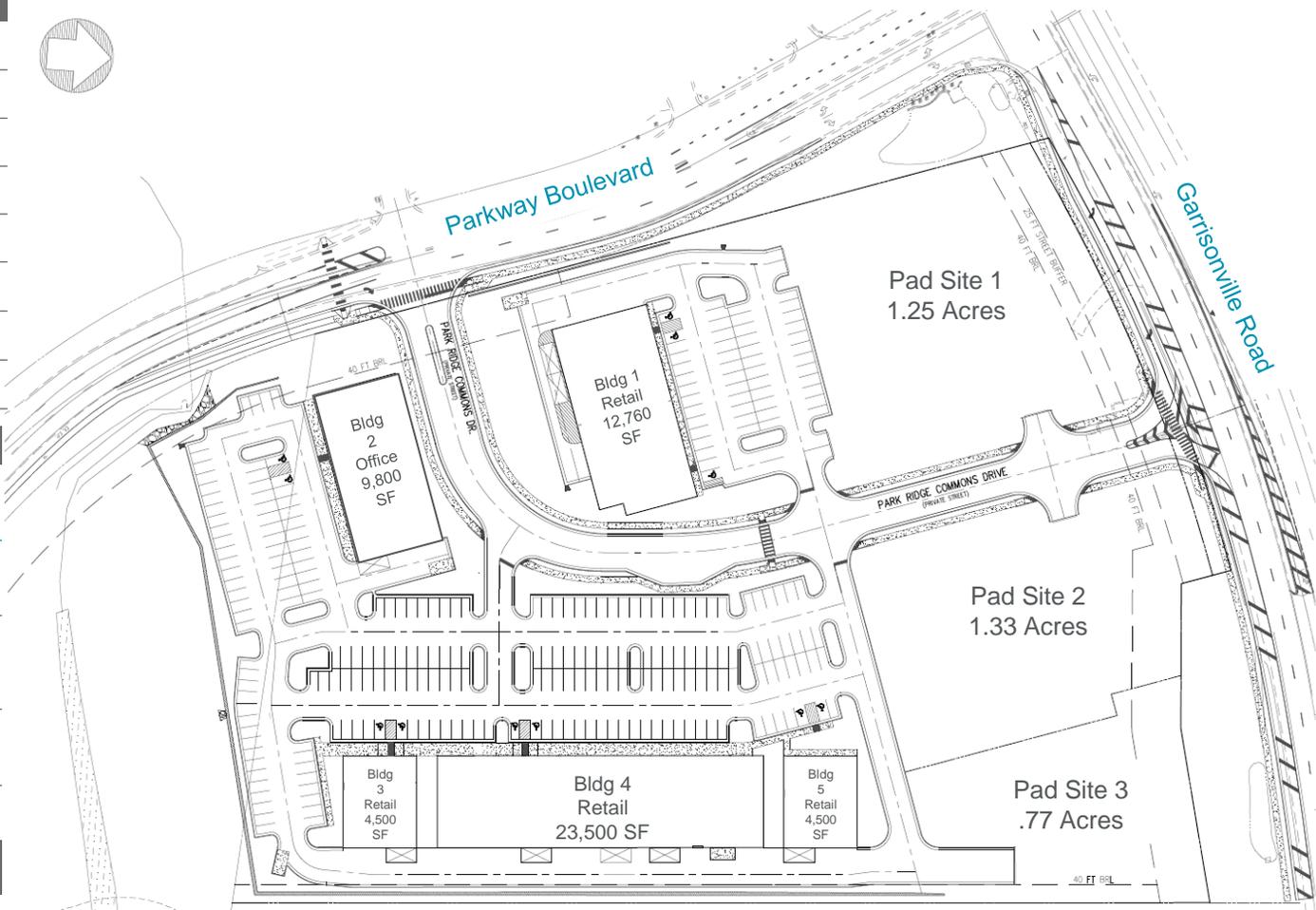
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Building/Parcel	Size	Rate
Building One	12,760 SF	\$25.00 PSF NNN
Building Two	9,800 SF	\$25.00 PSF NNN
Building Three	4,500 SF	\$25.00 PSF NNN
Building Four	20,000 SF	\$25.00 PSF NNN
Building Five	4,500 SF	\$25.00 PSF NNN
Pad Site One	1.25 Acres	
Pad Site Two	1.33 Acres	
Pad Site Three	.77 Acres	

Demographics			
	1 Mile	3 Miles	5 Miles
Population	6,982	39,283	80,059
Expected 2024 Pop. Growth	4.61%	5.59%	7.12%
Avg. HH Income	\$131,941	\$135,247	\$135,589

Traffic Counts	
Garrisonville Rd @ Parkway Blvd	37,000 VPD



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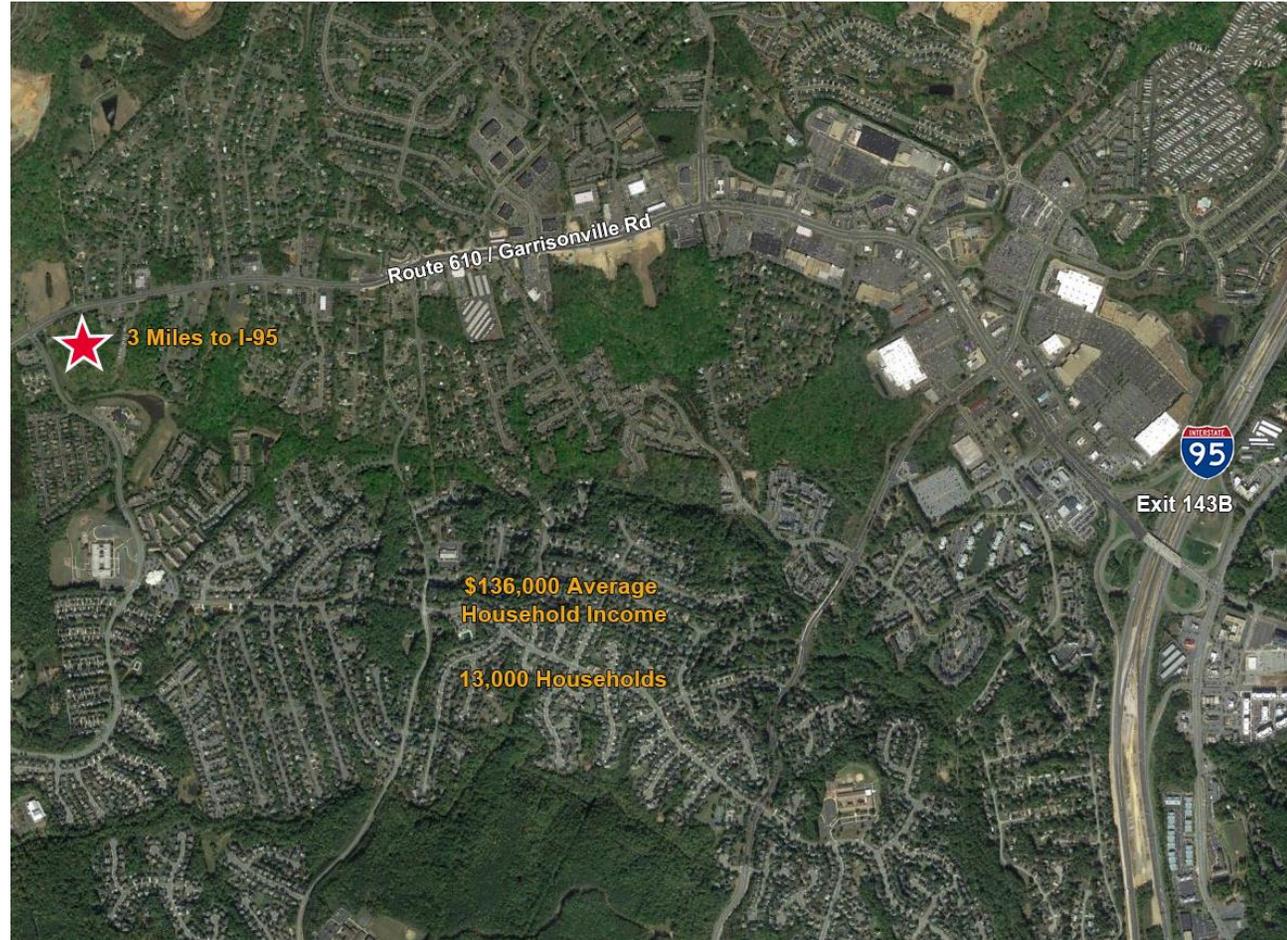
Prime retail space, professional office space and pad sites available for lease in Park Ridge Commons, a 51,560 square foot commercial development in NW Stafford.

Retail spaces range from 1,200 to 20,000 square feet and pad sites are .77 – 1.33 acres.

The development is zoned B-2, one of the least restrictive commercial zoning ordinances in Stafford County.

Park Ridge is located at the signalized intersection of Route 610/Garrisonville Road and Parkway Boulevard with a daily traffic count in excess of 37,000 vehicles per day.

Located in a densely populated and high-income area with a population growth in excess of 12% since 2010.



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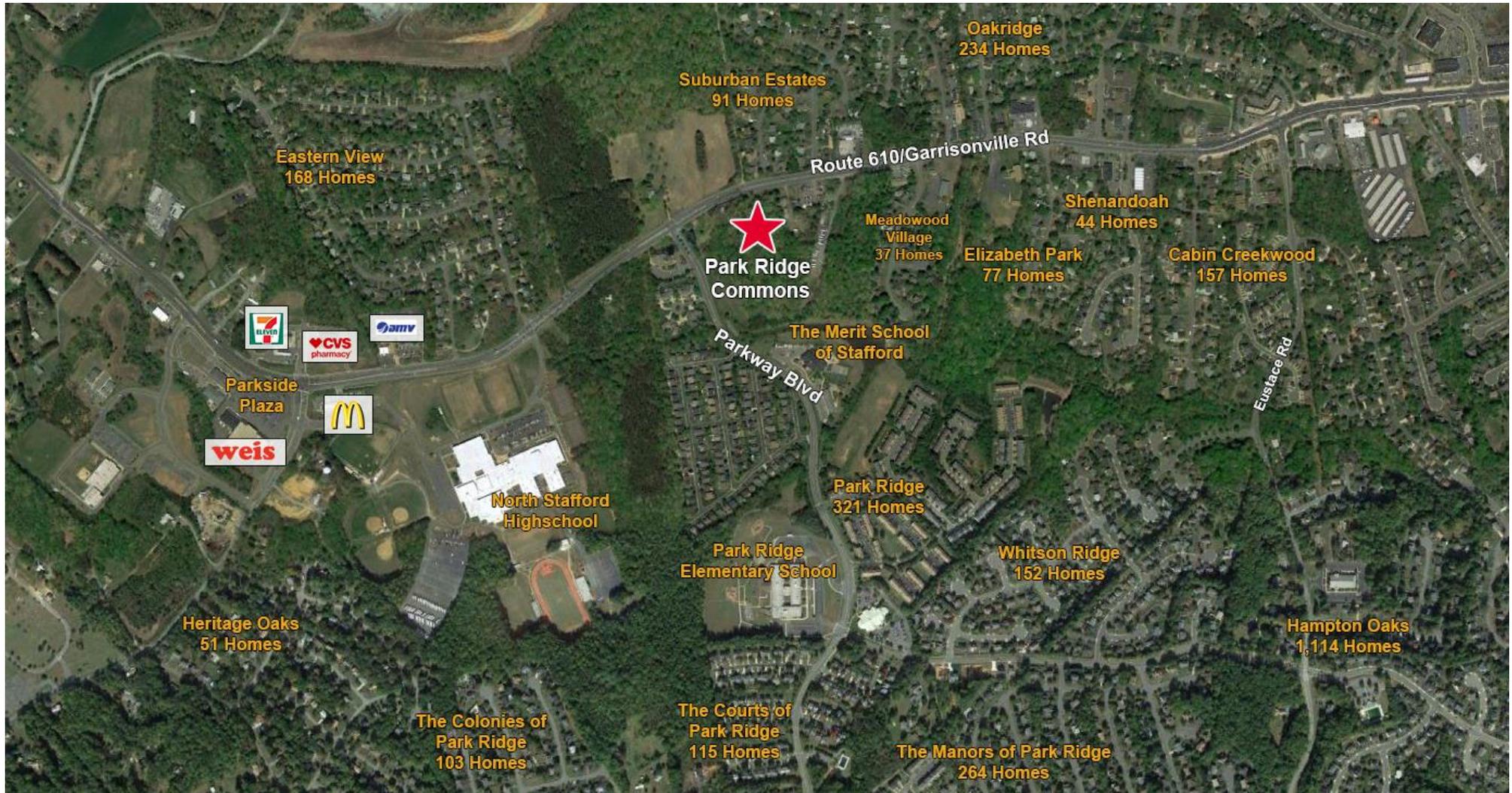
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