

FOR SALE

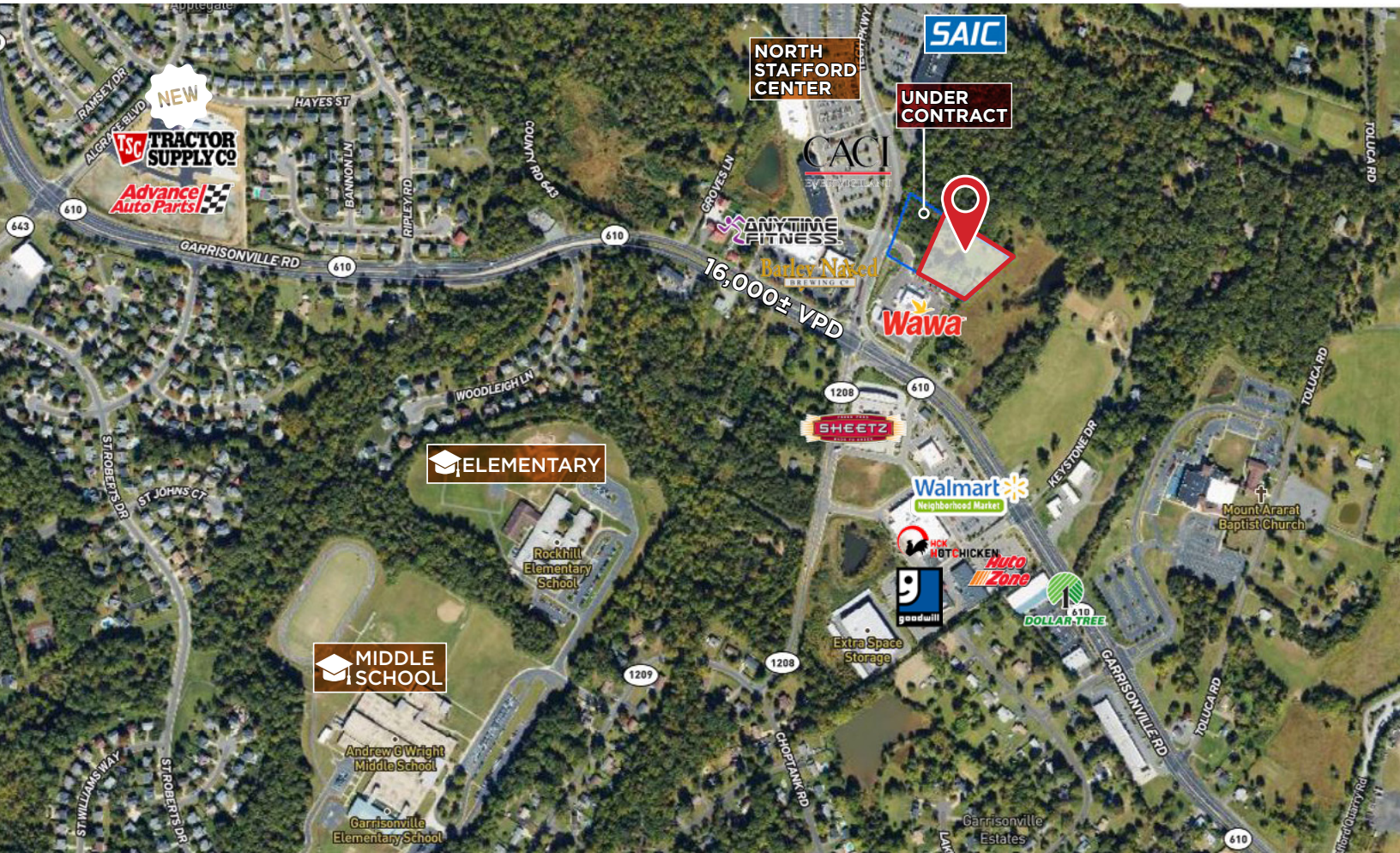
ZONING: B-2

Development Site

1170 Garrisonville Road | Stafford, VA 22556



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 1.74± Acres of development site for sale
- › With water and sewer on site
- › Close to signalized intersection of Garrisonville Road & Tech Parkway
- › Adjacent to Wawa
- › Situated across from North Stafford Complex Center, anchored by Walmart Neighborhood Market, Goodwill, VA ABC, Autozone and new Dollar Tree
- › Strategically located across from The Shoppes of North Stafford and North Stafford Center for Business and Technology, which has seats for 1,500 workers
- › Located near Marine Corps Systems Command, the Basic School, and the FBI Academy and lab at Quantico
- › Less than 5 miles from I-95
- › Located just off Garrisonville Road, Stafford County's booming retail corridor, experiencing Rt 610 improvements and population growth
- › Asking Price: \$750,000

FOR MORE INFORMATION:

COLEMAN STEWART

Senior Associate

540-841-5383

cstewart@commonwealthcommercial.com

TODD BUTTNER

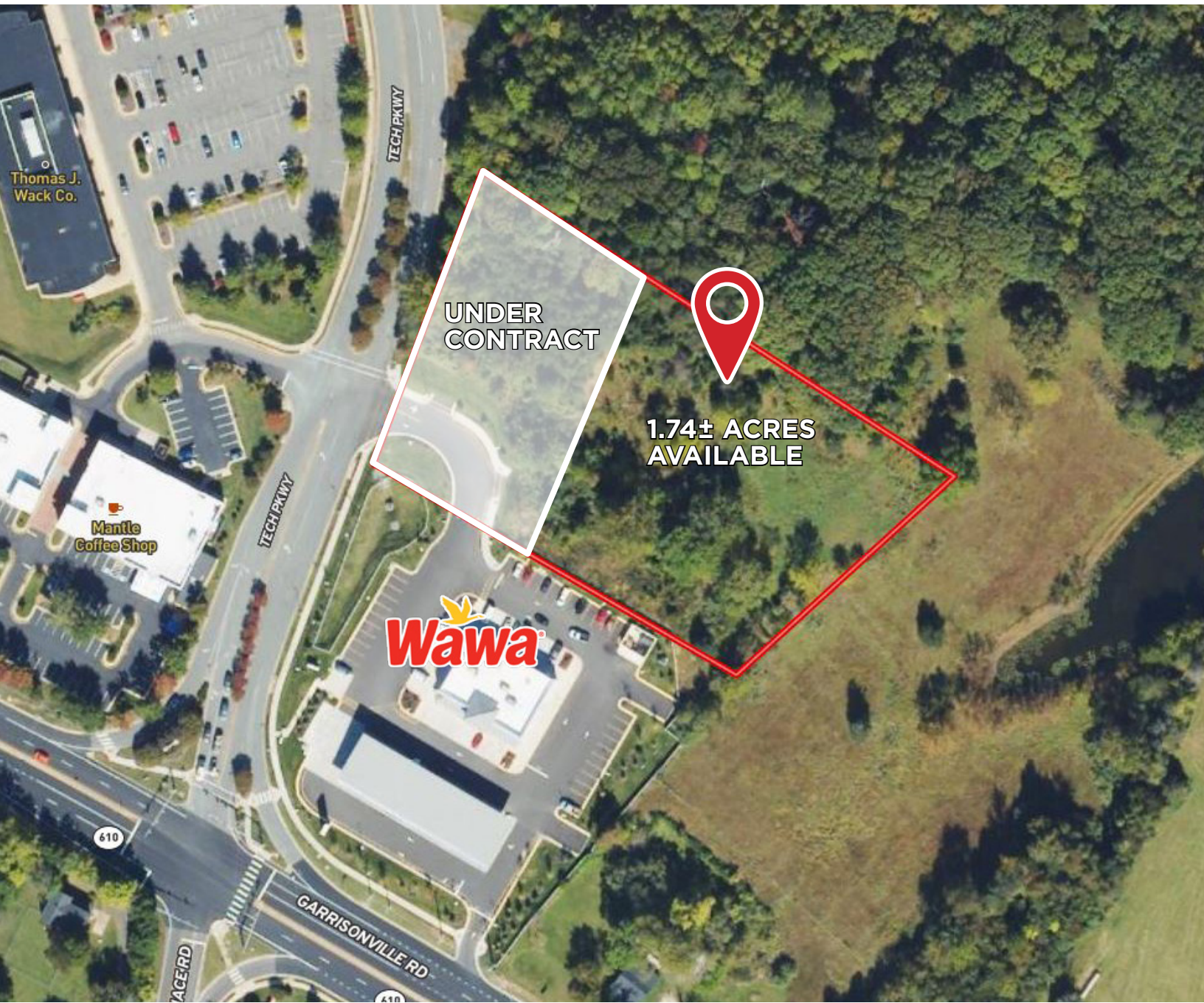
Senior Associate

410-382-7109

tbuttner@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

AVAILABLE 1.74+ AC



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,916	34,853	76,774
AVERAGE HH INCOME	\$163,156	\$160,041	\$151,314
DAYTIME EMPLOYEES	1,005	7,534	15,336

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STAFFORD COUNTY

Economic Development Profile »»» [CLICK HERE](#)

Top Reasons to be in Stafford County

THE STAFFORD BUSINESS ADVANTAGE

- AAA Bond Rating**: Stafford County enjoys three AAA bond ratings, the highest credit rating available. A rating agency's bond rating shows creditworthiness and is a reflection of the county's financial health.
- Location**: Stafford County is centrally located in the Shenandoah Valley, offering easy access to major transportation routes and a strategic location for business.
- Low Business Costs**: Stafford County offers the lowest business costs in northern Virginia. This includes low property taxes, low utility costs, and low labor costs. Stafford County also offers a variety of incentives to help businesses reduce their operating costs.
- Quality of Life**: Stafford County offers a high quality of life, with a variety of recreational activities, scenic views, and a strong sense of community. Stafford County also offers a variety of services to help businesses attract and retain top talent.
- Education**: Stafford County offers a variety of educational opportunities, including public schools, private schools, and vocational training. Stafford County also offers a variety of services to help businesses attract and retain top talent.
- Technology Forward**: Stafford County is a technology-forward community, with a variety of services to help businesses attract and retain top talent.

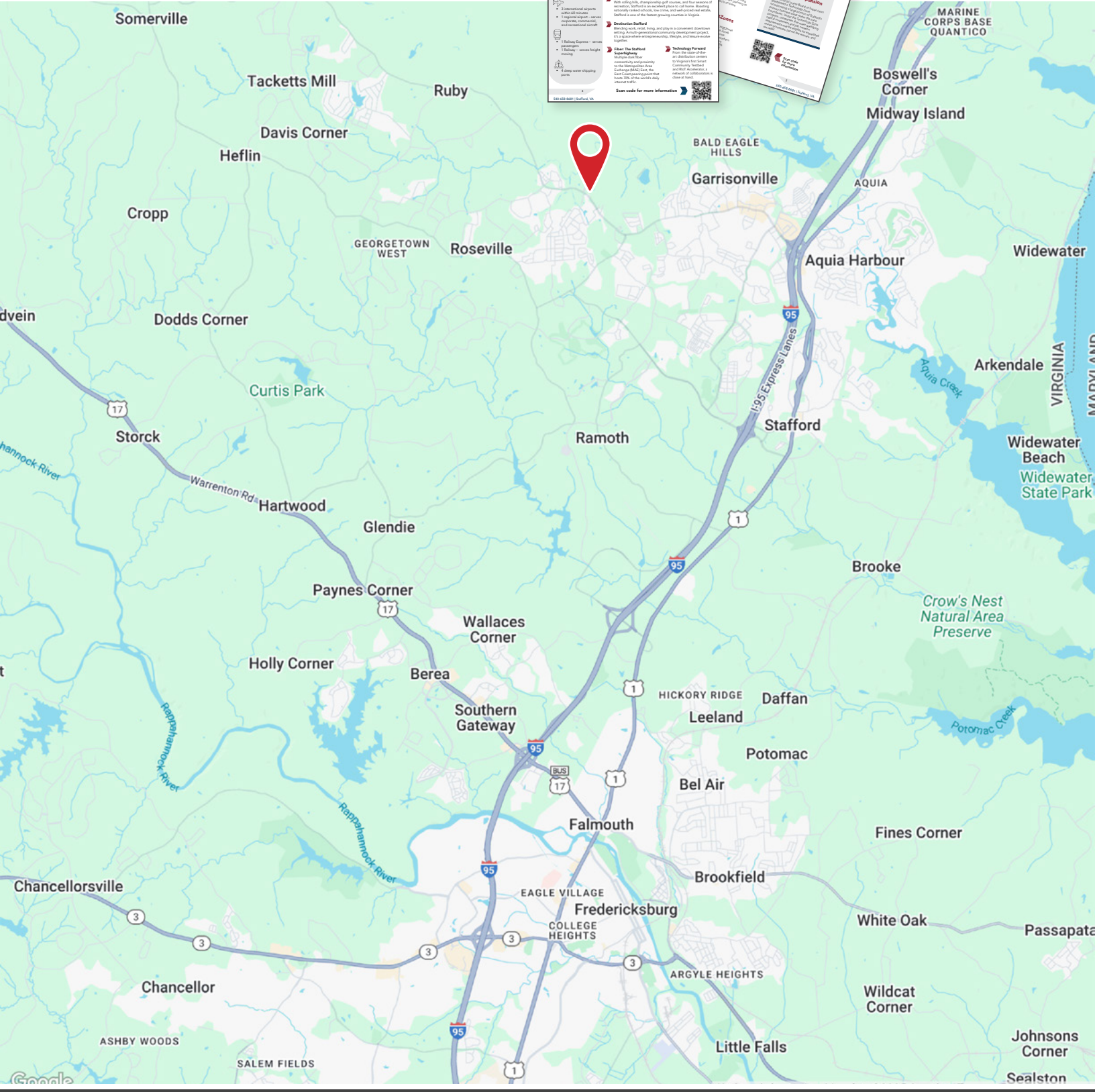
Incentives in Stafford, VA

Tax Advantages

- Property Tax Exemption
- Sales Tax Exemption
- Income Tax Exemption
- Corporate Tax Exemption

Technology Score Incentives for New Business Expansion

Technology Score Incentives for New Business Expansion



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