

THE GARRISON at Stafford

425 GARRISONVILLE ROAD | STAFFORD, VA 22556 | STAFFORD COUNTY, VA

 **REGAL
CINEMAS**
OPENING SPRING 2023

Cayenne Canyon
GRILL

DEVELOPED BY:

THE PENCE GROUP

703-827-8300

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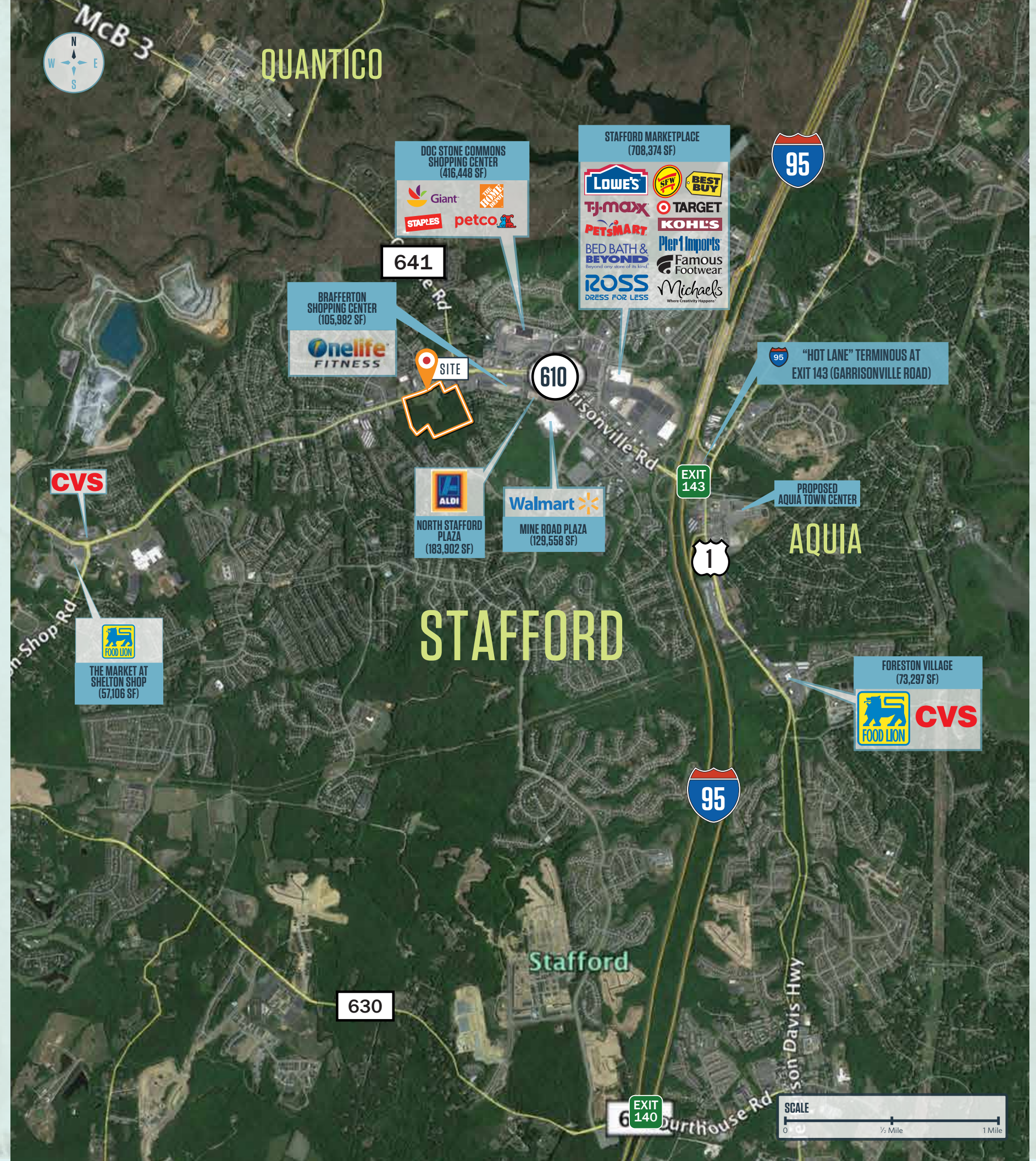
MARKET FACTS AND AERIAL

WHERE IN THE WORLD IS STAFFORD, VA?

- 25 Miles South of the Washington DC Beltway.
- Southern anchor of the Washington Metro Area with a gross regional product of \$425B.
- Unique travel patterns due to North/South Infrastructure (Traditional concentric circles do not apply in Stafford).
- I-95 "Hot Lane" terminous at Exit 143 (Garrisonville Road).




WHY OPEN IN STAFFORD, VA?

- Stafford County consistently ranks in the top 20 wealthiest localities in the USA with a median household income of \$100,226 (ESRI), and is currently the 7th wealthiest county in Virginia, and the 20th wealthiest county in the USA (U.S. Census Bureau).
- Population Growth:
 - Annual growth rate roughly 2% (out-paces region) population 147,000+ millennials = 13%.
- At-Place Employment:
 - Leads Virginia in growth - growing 2.6% annually ('09-'14).
- Interstate Daily Travelers:
 - I-95 has over 137,000 cars per day.
 - Extraordinary interstate access (5 exits w/60,000 ADT).
- Highly Educated:
 - 60% of population has bachelor's degree or higher (or military equivalent).
- Home Ownership:
 - 78.3% median housing value = \$341,000.
 - Thousands of residential units in the pipeline.
- Stafford is the home to Quantico Marine Corp Base (QMCB) which as of 2018:
 - Employs more than 25,000 civilian and military personnel.
 - On site personnel grows 3.1%/year and civilian personnel grows at a 1.6% rate.
 - Has more than 7400 active duty military.
 - Has 1562 permanent housing units (1137 family housing units, 335 for officers and 782 for enlisted units).
 - Has a 120 room inn on site and 115 temporary duty units.



HOUSING AND DEMOGRAPHICS

DEMOGRAPHICS (2020)

	1 MILE	3 MILE	5 MILE
POPULATION 	9,888	52,365*	84,312*
MEDIAN HH INCOME 	\$93,053	\$107,297*	\$111,972*
DAYTIME POPULATION 	4,335	12,406*	20,867*

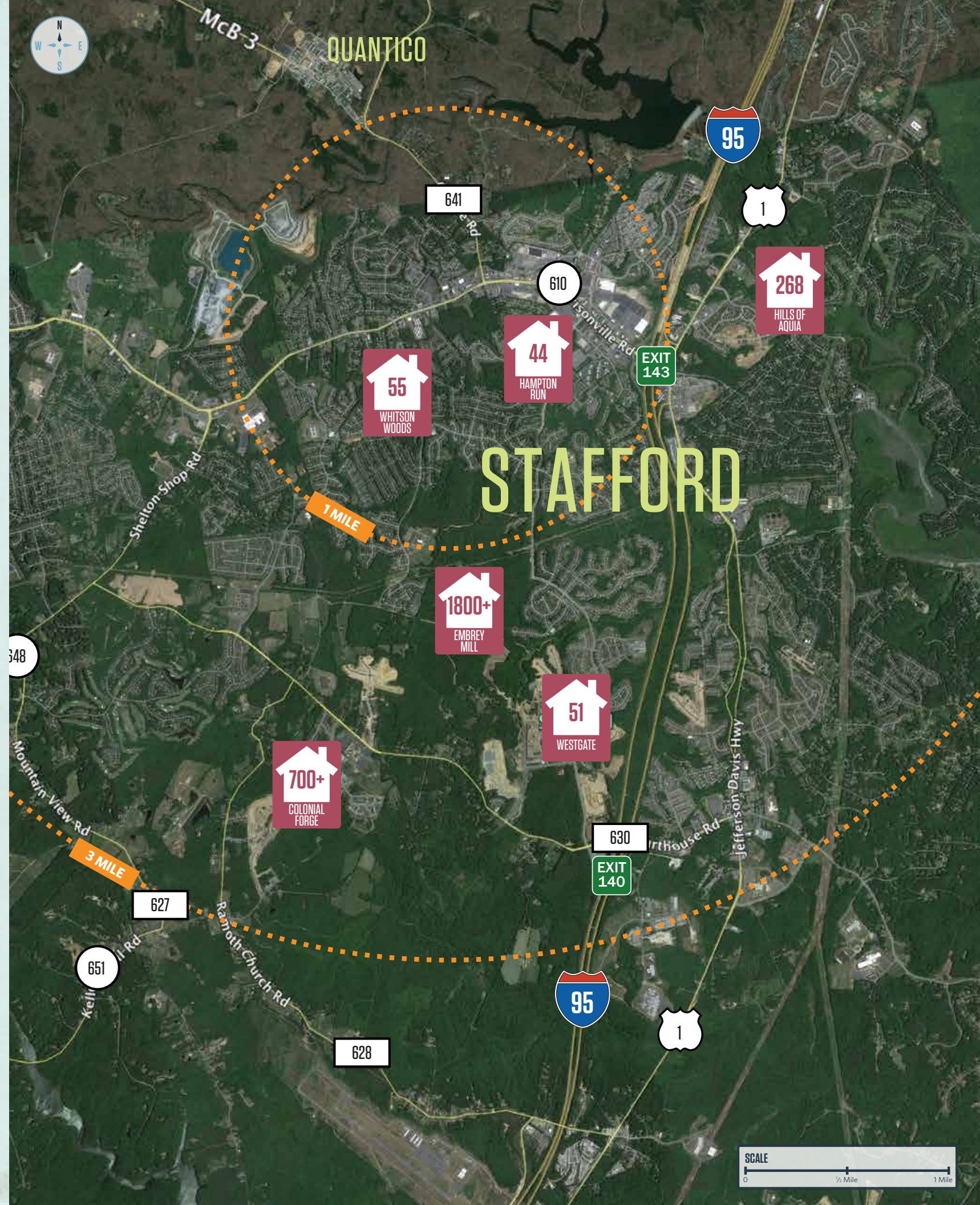
*INCLUDES QMCB POPULATION NOT OTHERWISE INCLUDED IN ESRI DEMOGRAPHICS.

 = NEW HOME GROWTH
(adding to the 2019 demographics)

TRAFFIC COUNTS (2019)



I-95	140,000 ADT
GARRISONVILLE ROAD (ROUTE 3610)	
TRAVIS LANE TO ROUTE 95	77,000 ADT
KINGSLAND DRIVE TO TRAVIS LANE	37,000 ADT



AERIAL EMBEDDED SITE PLAN



SITE PLAN



TIMING

- PADS: SUMMER 2022**
- MOVIE THEATER: SPRING 2023**
- STREET RETAIL: SPRING 2023**
- PHASE II GRAND OPENING: FUTURE**

EST NNN: \$5.50 PSF

THE GARRISON at Stafford

- TOTAL RETAIL: 500,000 SF**
- TOTAL MULTIFAMILY: 453 UNITS**
- TOTAL PARKING: 4 PER 1,000, + REQUIRED PARKING FOR RESIDENTIAL & OFFICE USES**

RENDERINGS



Looking south down Travis Lane (newly extended)

RENDERINGS



RENDERINGS



Building 4



Building 7



Building 4



Building 6

RENDERINGS



ELEVATIONS



Building 5 South Elevation



Building 5 East Elevation

ELEVATIONS



Building 5 West Elevation



Building 5 North Elevation

ELEVATIONS



Building 4B East Elevation

Building 4A East Elevation

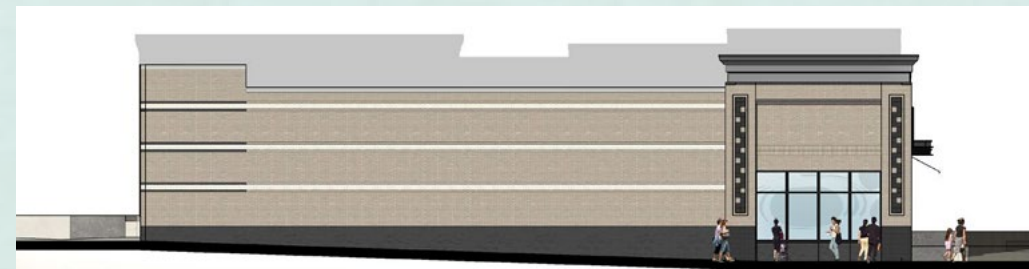


Building 4A West Elevation

Building 4B West Elevation



Building 4A North Elevation



Building 4A South Elevation



Building 4B South Elevation



Building 4B North Elevation

ELEVATIONS



Building 6 North Elevation



Building 6 South Elevation



Building 6 West Elevation



Building 6 East Elevation



ELEVATIONS



Building 7 West Elevation



Building 7 North Elevation



Building 7 East Elevation



Building 7 South Elevation



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