

# AQUIA PARK PROFESSIONAL CENTER

2765 JEFFERSON DAVIS HWY, SUITE 209, STAFFORD, VA 22554

## FOR LEASE

1,715 sq. ft. Finished Office Unit

## HIGHLIGHTS

- 1,715 sq. ft. general office available for lease
- Space includes 8 private offices, reception area, staff lounge and more
- Located within Aquia Park, a well-established retail and business center with a variety of strong co-tenants
- Located on Route 1 with great visibility and signalized access to center
- Large pylon signage on Rt. 1 with electronic/digital messaging board
- Great office space for growing business

## SPECS

- Building Size: 16,470 SF
- Year Built: 2009
- Development Size: 11.88 Acres
- Zoning: B2
- Parcel ID/#: 30R-8-101, 103, 105



Aquia Park is a neighborhood center containing over 108,000 sq. ft., featuring professional and medical office space as well as numerous retailers and restaurants. The center is situated on 12+ acres which straddles I-95 & Route 1 in Stafford County, VA. Within the overall park is the Professional Center, which consists of 2 multi-tenant office buildings. Suite 209 is a 1,715 sq. ft. well appointed general office suite, situated on an end cap, that is currently available for lease. The space is well suited for a growing business and features 8 private offices, reception area, staff lounge/break room, bathrooms and more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,204* 12,050**	48,369* 53,404**	78,160* 86,453**
HOUSEHOLDS	3,557* 3,812**	14,825* 16,372**	23,975* 26,575**
AVERAGE HH INCOME	\$109,120* \$116,890**	\$118,098* \$127,149**	\$121,502* \$131,097**

\*2017 Estimate  
 \*\*2022 Projection

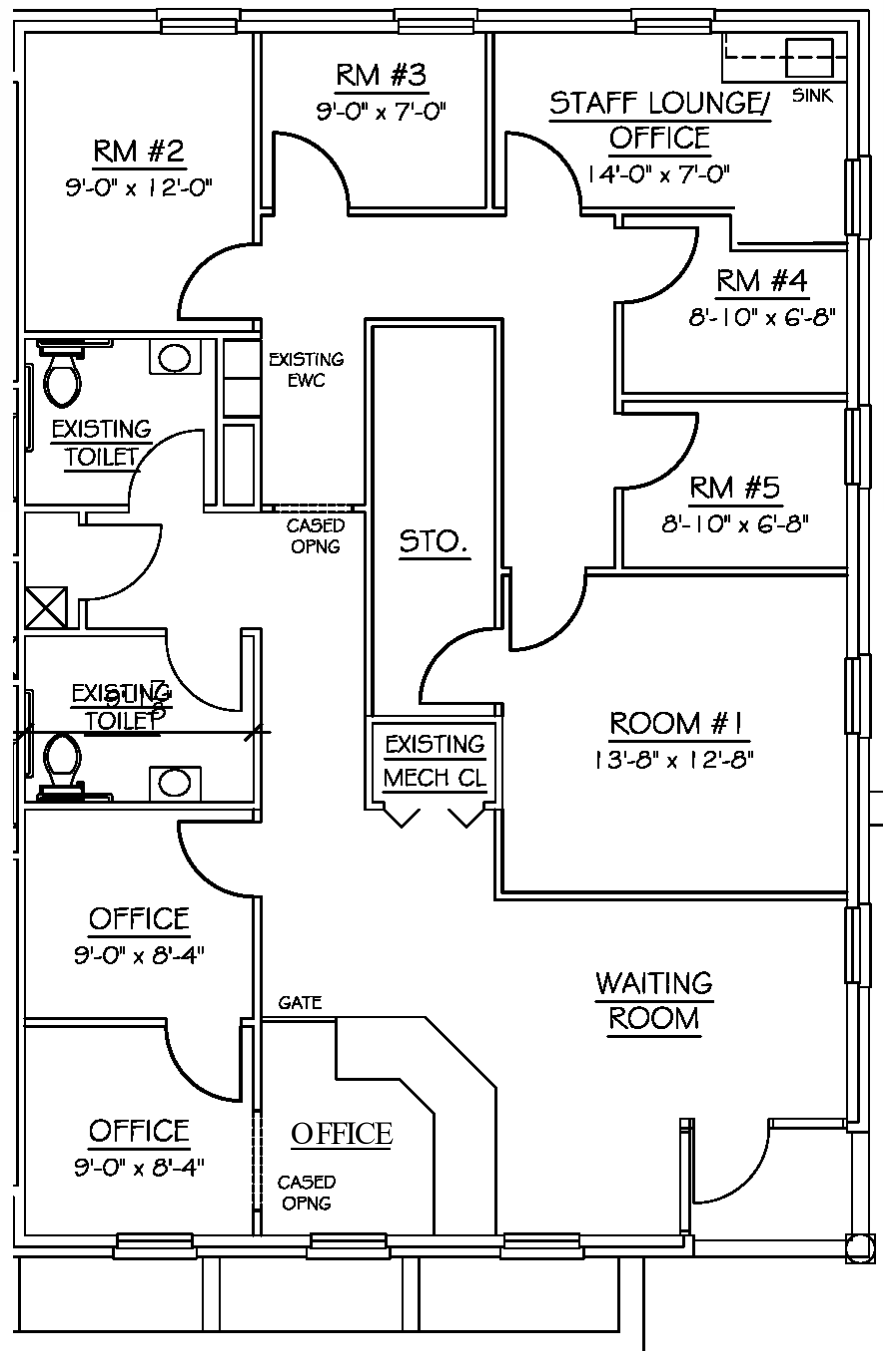
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## Floor Plan: Suite 209

### Space Features:

- Finished, move-in ready general office space
- 8 private offices
- Reception Area
- Staff Lounge/Break Room
- Bathrooms
- Storage Space





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## LOCATION

Aquia Park is located off Jefferson Davis Hwy (Rt 1) just ½ mile from I-95 interchange (exit 143) in Stafford County, VA. Situated at a signalized intersection the center benefits from easy access and great visibility from Rt. 1. The center is within close proximity to major economic drivers and employment centers; located approximately 8 miles to Quantico Marine Base, 2 miles to Stafford Government Center and 2.5 miles to Stafford Hospital.

The surrounding area will also prove to be beneficial to the center as it is fueled by major residential subdivisions including the 2,300+ home community, Aquia Harbor which is located less than a mile away. There is also substantial residential growth underway such as the new Embrey Mill community that will contain over 1,600 homes upon completion. This residential growth will continue, as Stafford County is projected to be the fastest growing suburb of Washington D.C. through 2040.

## HIGHLIGHTS

- Located on Route 1/Jefferson Davis Hwy, less than ½ Mile from I-95 (via exit 143 – Garrisonville Rd.)
- Situated within the Aquia Park center with a variety of strong tenants including medical, office and retail users
- Signalized access into the development from Route 1 with traffic counts of 20,000 VPD
- Visibility from I-95 & Route 1/Jefferson Davis Hwy
- Close proximity to large residential communities such as Aquia Harbor with over 2,300 homes
- Stafford County is projected to be the fastest growing suburb of Washington D.C. through 2040, growing by over 141%
- Within minutes from Marine Corps Base Quantico with an Annual Economic Impact over \$5.8B





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