

RETAIL FOR LEASE

RETAIL SPACE | ACQUIA/STAFFORD MARKET

3255 Jefferson Davis Hwy, Stafford, VA 22544



AVAILABLE SF: 420 - 4,325 SF

LEASE RATE:
Retail 420 SF - \$775/Mo
Warehouse 4325SF -\$2900 /Mo

ZONING: B2 General Commercial

SUB MARKET: Acquia/Garrisonville

CROSS STREETS: Jefferson Davis Highway & Rt. 95

PROPERTY OVERVIEW

Frontage on Rt. 1 - Exit at Acquia/Garisonville off 95. Bumgardner Center. South of Quantico, surrounding area of commercial, residential growth located in Stafford County. Zoned B1 General Commercial. Auto Sale license available .

PROPERTY FEATURES

- 420 SF Retail /Office with bathroom - END
- Warehouse 4325 connecting to Retail/Office - REAR
- Auto Services permitted
- NNN | Minimum 3 yr leases
- Excellent frontage on Jeff Davis Highway

KW COMMERCIAL
8133 Leesburg Pike,
Suite 800
Vienna, VA 22182

BRIDGET SCHMITZ
Managing Director
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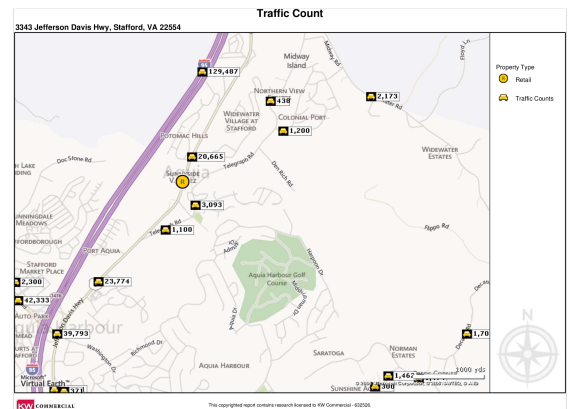
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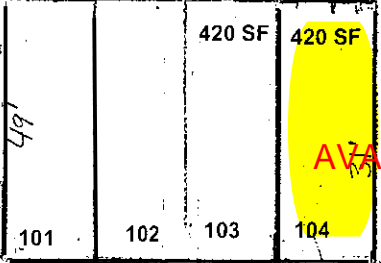
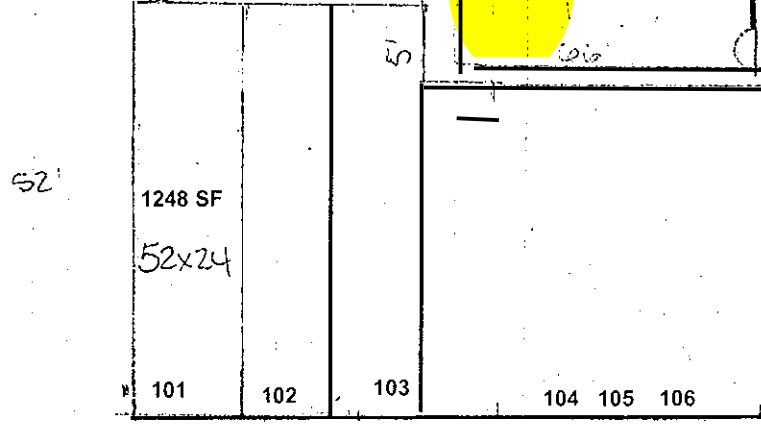
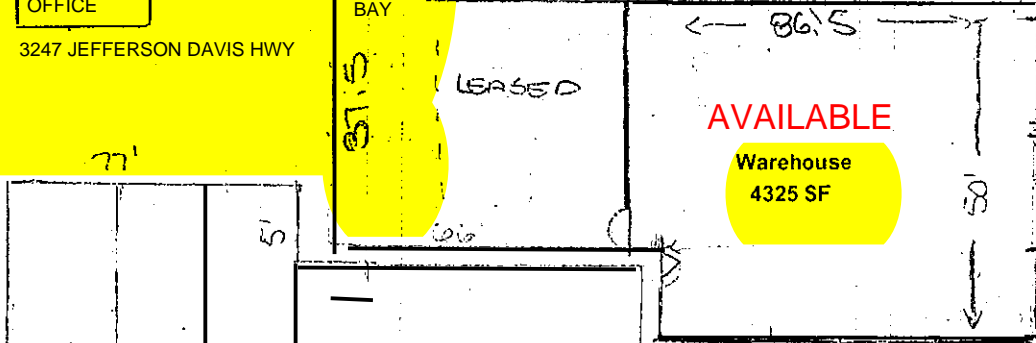
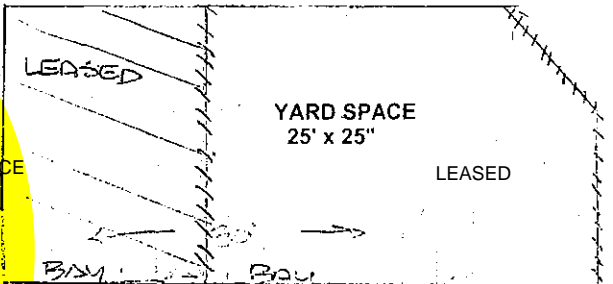
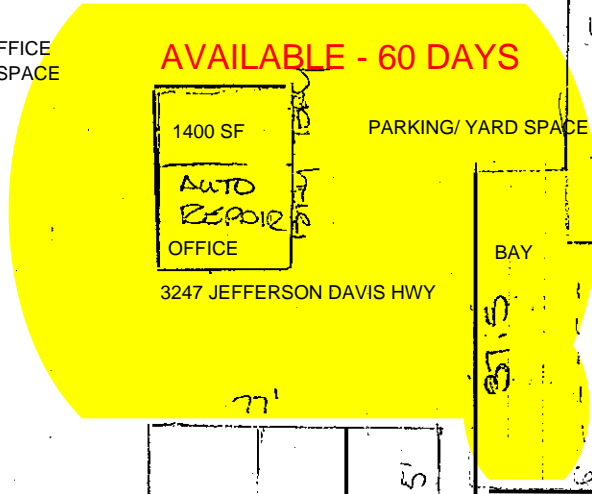
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BUMGARDNER CENTER - 3255 JEFFERSON DAVIS HIGHWAY

AUTO REPAIR OFFICE
3 BAYS + YARD SPACE



LEASE RATE:
\$2625 / Month + NNN
Warehouse Space
\$7.00 / SF + NNN

\$775 / Month + NNN
Retail Space

144' 89'

3255 JEFFERSON DAVIS HWY UNITS

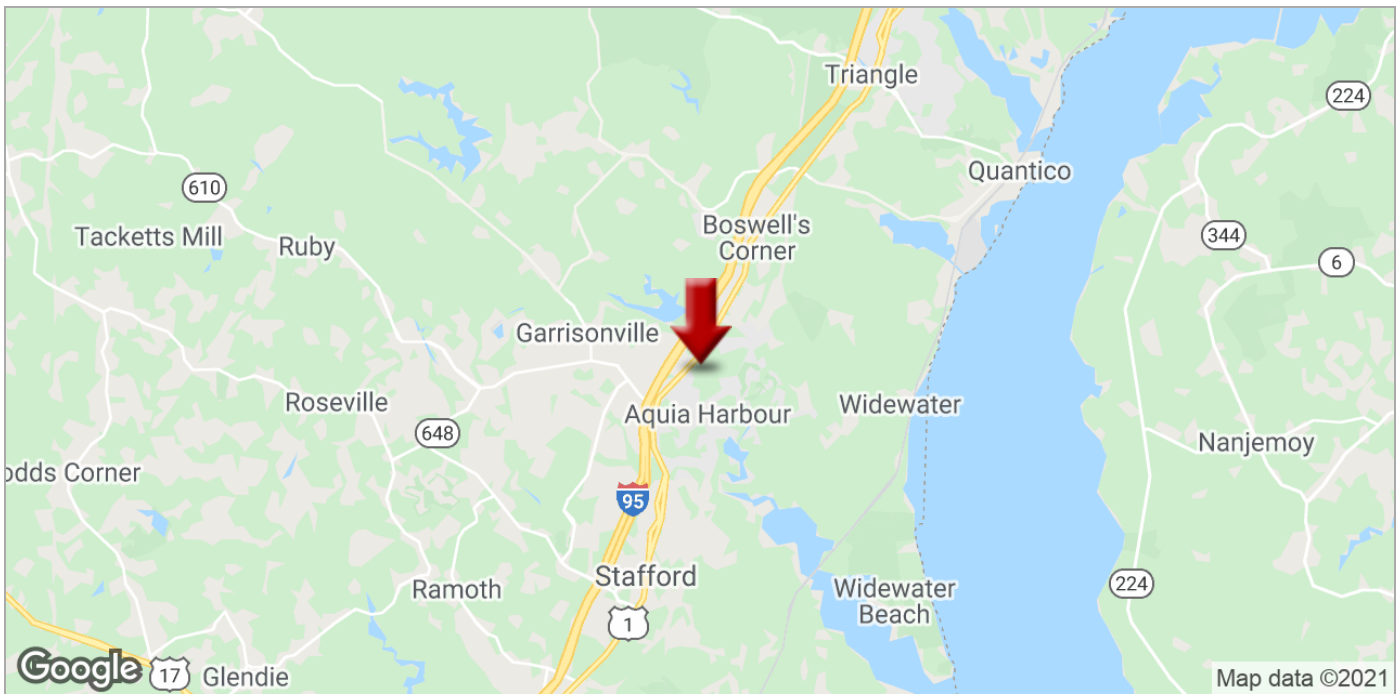
62 SPACES

JEFFERSON DAVIS HIGHWAY

BUMGARDNER CENTER
3255 JEFFERSON DAVIS HWY
STAFFORD COUNTY, VA

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SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Retail/Office	\$775.00 / MO	Modified Net	420 SF	VACANT
Warehouse	\$8.00 SF/MONTH	Modified Net	4,325 SF	VACANT
Auto Repair Spacel	NEGOTIABLE	Modified Net	5,000+ SF	Leased

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