



Doc Stone Commons

Stafford, VA

Washington-Arlington-Alexandria (DC-VA-MD-WV)

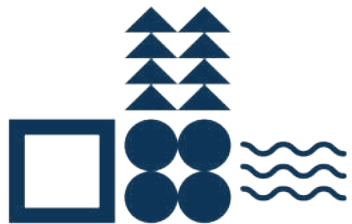


Kevin Allen
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AERIAL



GROSS LEASABLE AREA (GLA)

101,042 SF

PARKING SPACES

474

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DENSITY AERIAL

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■ Non-Controlled

	TENANT	SQ FT
1	Staples	23,942
2	Tony's Hair and Nail Salon	1,200
3	Great Clips	1,200
4	Subway	1,200
5	Petco	12,000
6	Giant Food	61,500



Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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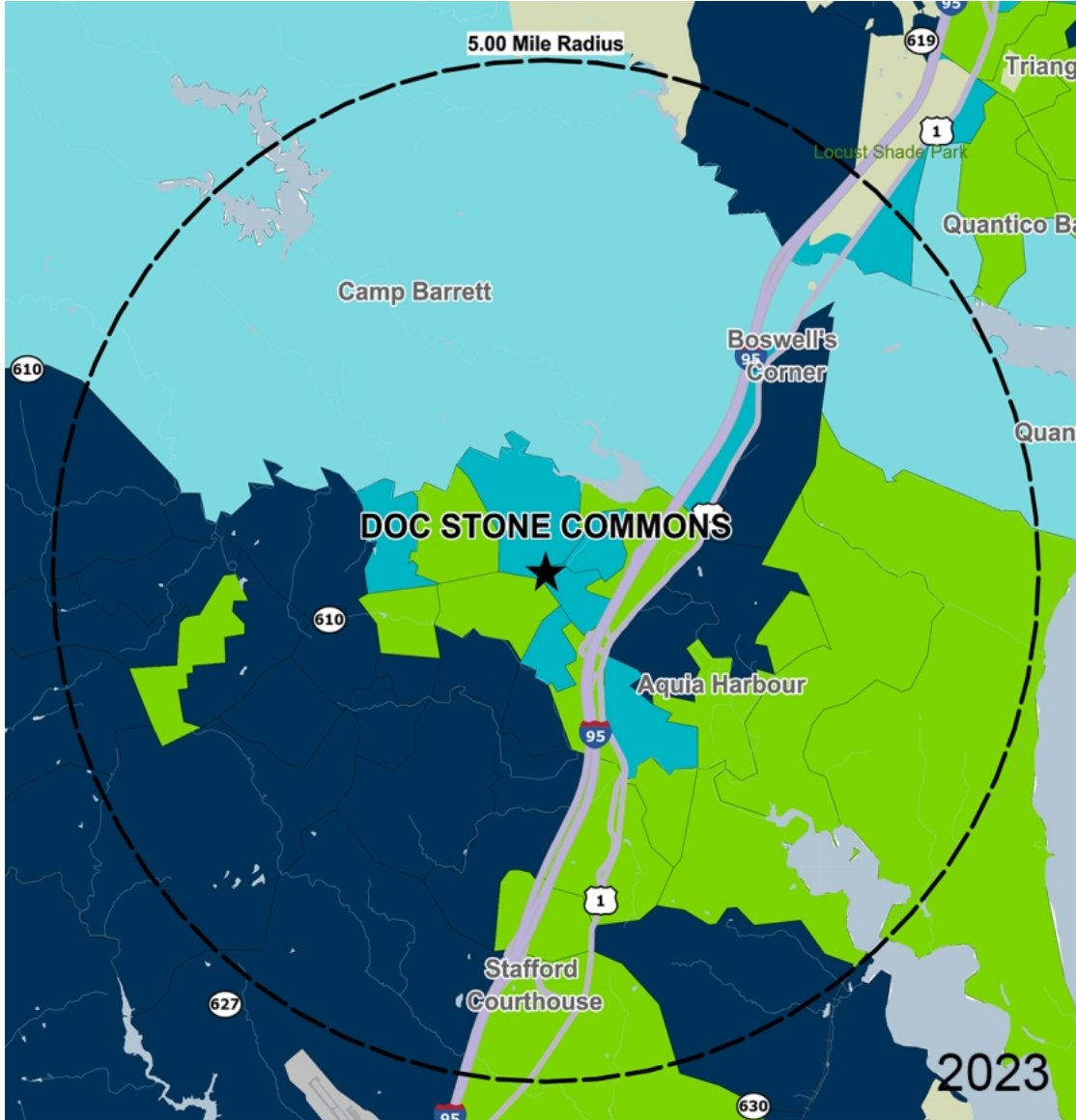
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COMPETITION MAP

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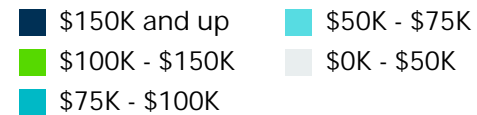
by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	13,588	54,074	83,633
Daytime Pop	13,413	39,230	65,549
Households	4,626	17,550	26,374
Average HH Income	\$101,686	\$129,443	\$136,637
Median HH Income	\$78,913	\$113,365	\$119,595
Per Capita Income	\$34,615	\$42,245	\$43,825

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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Worth Ave. & Doc Stone Rd., Stafford, VA



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