



Stafford Marketplace

Stafford, VA

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



Kevin Allen
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AERIAL

GROSS LEASABLE AREA (GLA)

417,827 SF

PARKING SPACES

1,613



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DENSITY AERIAL

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www.kimcorealty.com/113320

■ Available ■ Non-Controlled ● Curbside Pick-up



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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
2 TJ Maxx	30,545	17 Michaels	23,837	33 Covenant Cleaners	1,410
3 Old Navy	14,539	18 Dollar Tree	8,140	34 H&R Block	2,000
5 Party City	12,800	20 Chili's	5,555	35 AT&T	1,600
6 Mattress Firm	4,750	21 Starbucks Coffee	3,065	36 Apple Federal Credit Union	2,400
7 Kohl's	87,101	23 Panera Bread	5,200	37 Five Guys Burgers and Fries	2,280
8 HomeGoods	21,925	24 Applebee's	4,848	38 Paisano's Pizza	1,600
9 Ross Dress for Less	30,179	25 Bank of America	4,700	39 MyEyeDr	1,600
10 PetSmart	19,107	26 Shoppers Food	67,995	40 Hands to Hold	1,600
11 Ulta	10,423	27 Hair Cuttery	1,181	41 Sally Beauty Supply	1,645
12 Banner's Hallmark Shop	4,000	28 Crumbl Cookies	1,274	42 Salon Voss	3,035
13 Bath & Body Works	3,600	29 Jersey Mike's Subs	1,552	43 Army Corps of Engineers	2,664
14 Famous Footwear	8,241	30 Starbucks Coffee	1,660	44 Kabob Corner	1,053
15 Available	5,888	31 Moe's Southwest Grill	2,720	45 First American Carpet	1,435
16 Five Below	7,200	32 European Wax Center	1,480		

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.

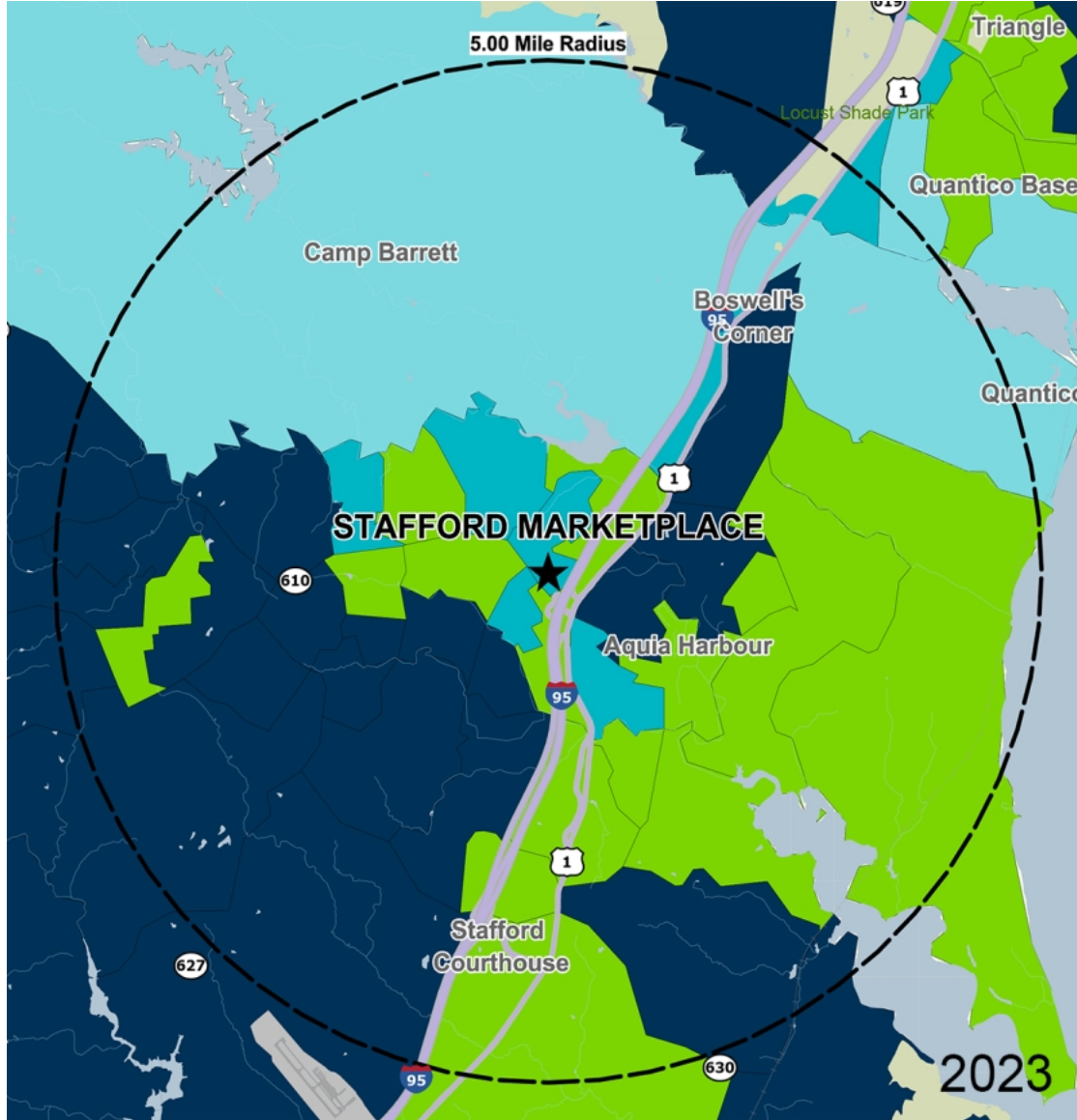
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COMPETITION MAP



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	11,511	58,490	83,621
Daytime Pop	13,010	41,921	65,755
Households	3,970	19,006	26,417
Average HH Income	\$104,016	\$130,330	\$136,402
Median HH Income	\$84,600	\$114,285	\$119,353
Per Capita Income	\$35,873	\$42,514	\$43,815

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$50K - \$75K
- \$100K - \$150K
- \$75K - \$100K
- \$0K - \$50K



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Rte. 610 @ I-95, Stafford, VA



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