



Stafford Marketplace

Stafford, VA

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



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AERIAL

GROSS LEASABLE AREA (GLA)

417,827 SF

PARKING SPACES

1,613



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Google Earth

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.

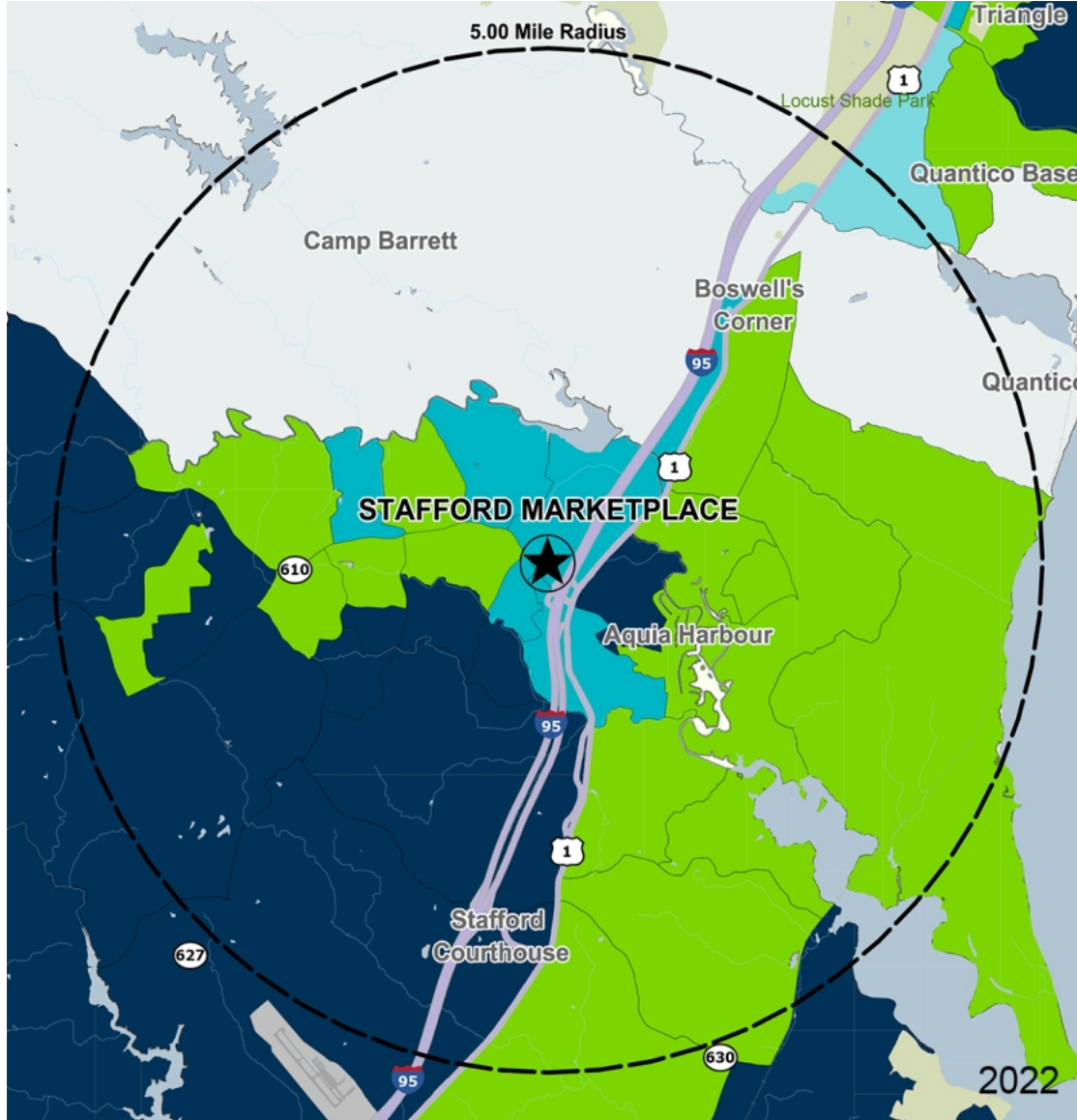
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COMPETITION MAP



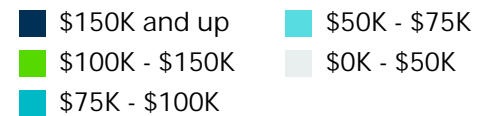
by Block Group

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



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Rte. 610 @ I-95, Stafford, VA



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