

FOR SALE or GROUND LEASE

AVAILABLE
±1.83 ACRES

SELF-STORAGE UNDER
CONSTRUCTION

AVAILABLE
±1.83 ACRES

segall
GROUP

COMMERCIAL REAL ESTATE

LAND OPPORTUNITY

910 Garrisonville Road

Stafford, VA, 22556

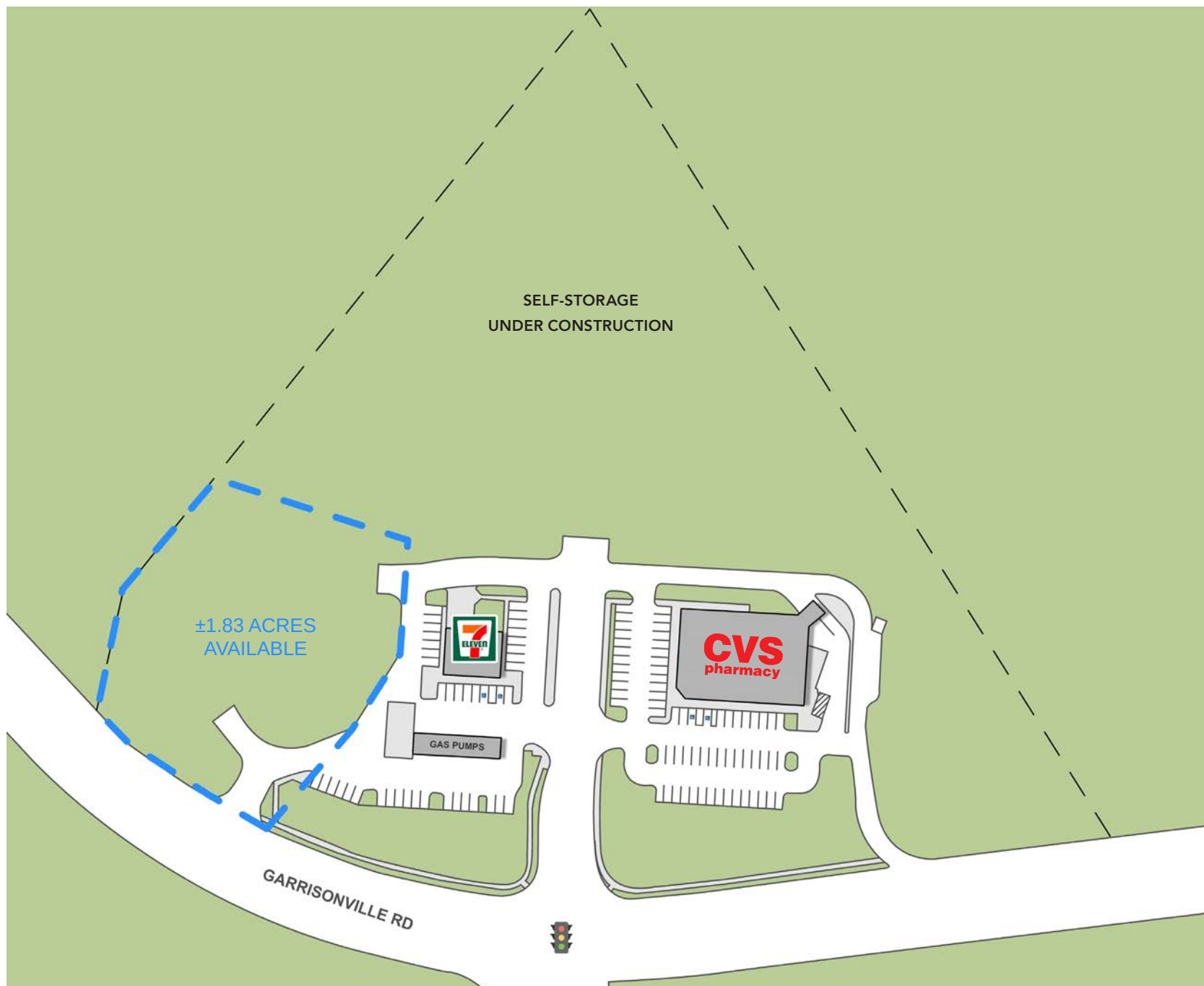
Overview

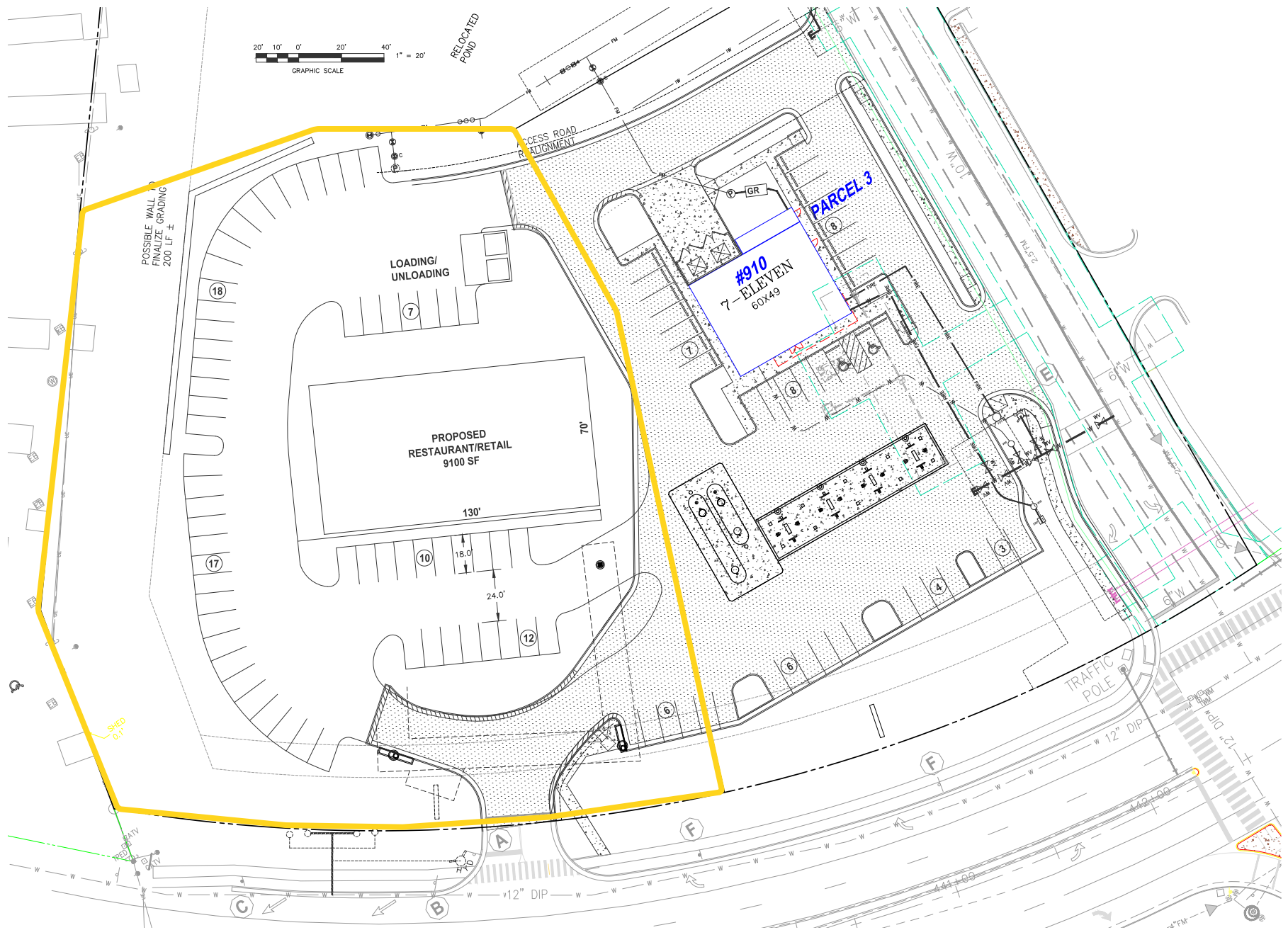
Highly visible pad sites at the signalized intersection of Garrisonville (Route 610) and Shelton Shop Roads. Conveniently situated across from Parkside Plaza (Weis-anchored center) and North Stafford High School (approximately 1,725 students).

Quick Facts

Availability	Immediate
Size	±1.83 Acre Pad (Up to 9,000 sf building)
For Sale	Negotiable
Ground Lease	Negotiable
Zoning	B-2 Urban Commercial
Utilities	Public Water & Sewer
Permitted Uses	Retail, Restaurant, Auto Sales, Car Wash, Daycare, School, Flex and General Office, Hotel, Medical, and Dental

2020 Demographics	1 mile	3 miles	5 miles
 POPULATION	6,746	45,092	82,902
 HOUSEHOLDS	2,052	13,438	25,690
 AVG. HH INCOME	\$157,867	\$149,112	\$142,934
 DAYTIME POPULATION	5,898	39,359	77,670
 TRAFFIC COUNT	32,000 AADT (Garrisonville Road)	10,000 AADT (Shelton Shop Road)	







SITE
±1.83 ACRES
AVAILABLE

16,000 AADT

610



weis

PARKSIDE PLAZA

10,000 AADT
Shelton Shop Rd

648



CVS
pharmacy



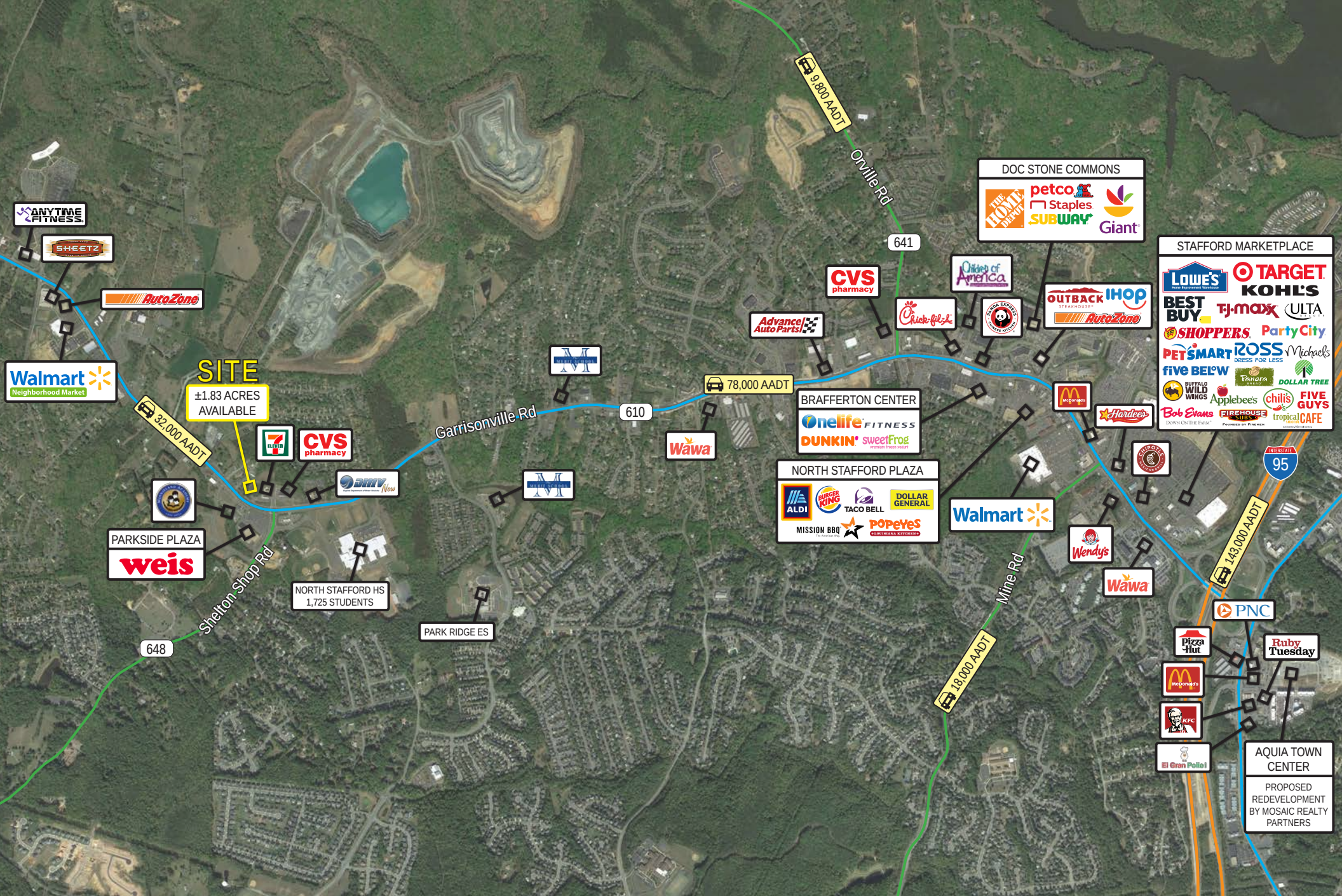
32,000 AADT

Garrisonville Rd



Wolverine Way

NORTH STAFFORD HIGH SCHOOL
1,725 STUDENTS



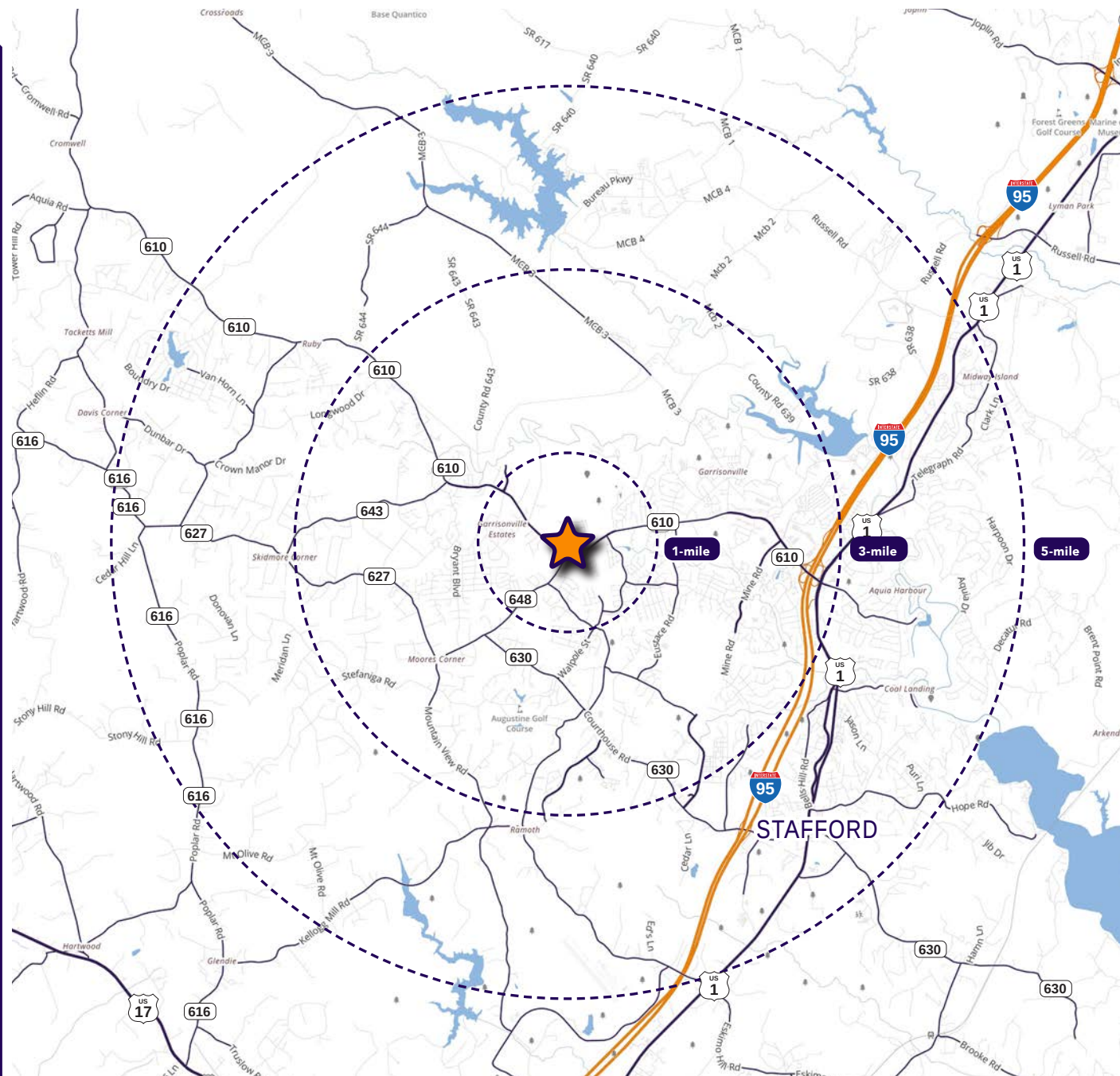
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