

MARKET FACTS AND AERIAL

WHERE IN THE WORLD IS STAFFORD, VA?

- 25 Miles South of the Washington DC Beltway.
- Southern anchor of the Washington Metro Area with a gross regional product of \$425B.
- Unique travel patterns due to North/South Infrastructure (Traditional concentric circles do not apply in Stafford).
- I-95 "Hot Lane" terminous at Exit 143 (Garrisonville Road).

WHY OPEN IN STAFFORD, VA?

- Stafford County consistently ranks in the top 20 wealthiest localities in the USA with a median household income of \$100,226 (ESRI), and is currently the 7th wealthiest county in Virginia, and the 20th wealthiest county in the USA (U.S. Census Bureau).
- Population Growth:
 - Annual growth rate roughly 2% (out-paces region) population 147,000+ millennials = 13%.
- At-Place Employment:
 - Leads Virginia in growth - growing 2.6% annually ('09-'14).
- Interstate Daily Travelers:
 - I-95 has over 137,000 cars per day.
 - Extraordinary interstate access (5 exits w/60,000 ADT).
- Highly Educated:
 - 60% of population has bachelor's degree or higher (or military equivalent).
- Home Ownership:
 - 78.3% median housing value = \$341,000.
 - Thousands of residential units in the pipeline.
- Stafford is the home to Quantico Marine Corp Base (QMCB) which as of 2018:
 - Employs more than 25,000 civilian and military personnel.
 - On site personnel grows 3.1%/year and civilian personnel grows at a 1.6% rate.
 - Has more than 7400 active duty military.
 - Has 1562 permanent housing units (1137 family housing units, 335 for officers and 782 for enlisted units).
 - Has a 120 room inn on site and 115 temporary duty units.

