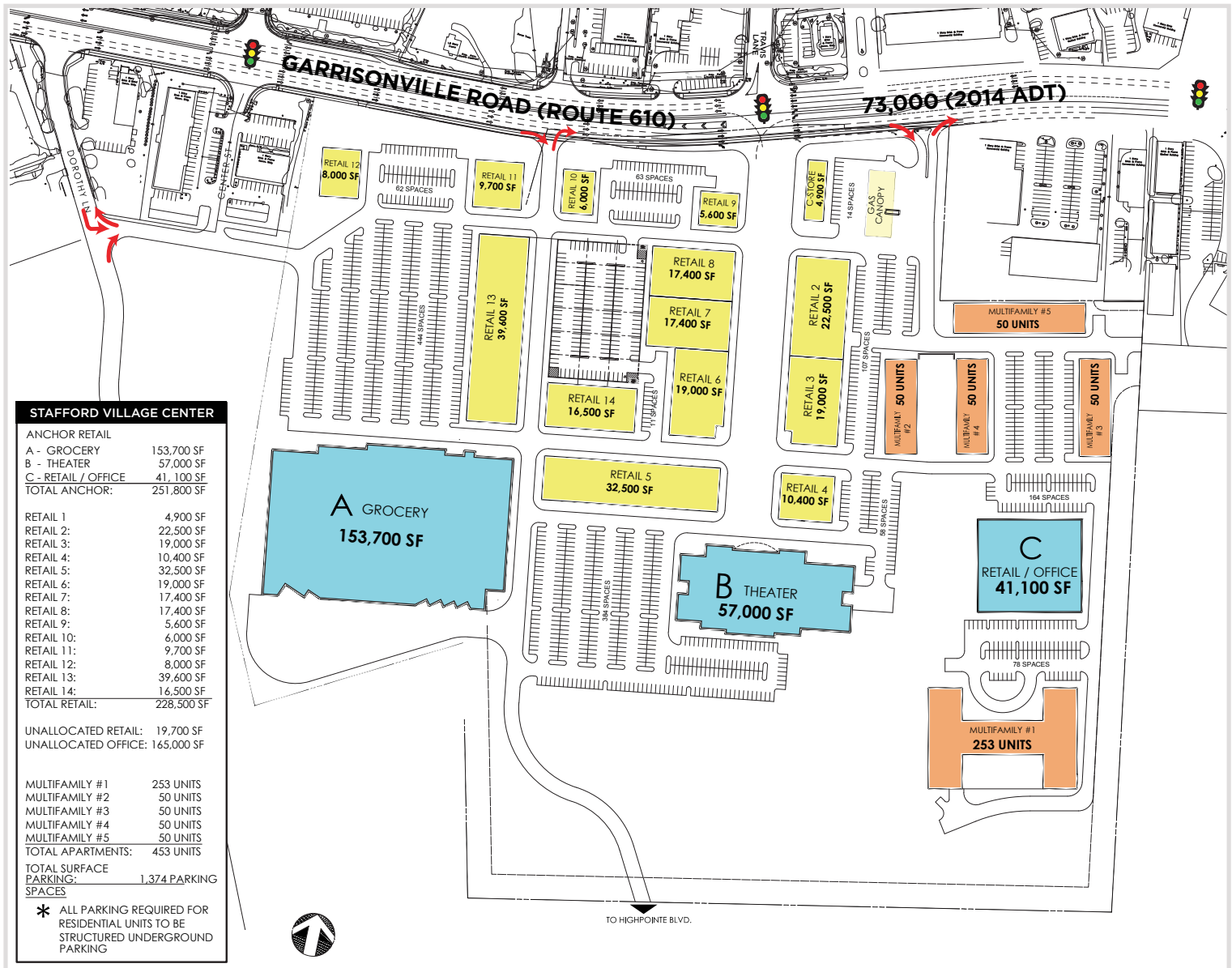


## STAFFORD VILLAGE CENTER

425 GARRISONVILLE ROAD, STAFFORD, VA 22556  
STAFFORD COUNTY



### Demographics (2015)

	1 Mile	3 Mile	5 Mile
Population	10,122	47,810	76,121
Median HH Income	\$100,403	\$103,579	\$105,354
Daytime Population	4,754	11,388	18,417
College 4YR +	35.8%	37.4%	36.5%

### Traffic Counts

I-95	134,000 (2014 ADT)
Garrisonville Road (Route 610)	
Route 95 to Travis Lane	73,000 (2014 ADT)
Kingsland Drive to Travis Lane	41,000 (2014 ADT)

### Timing

Construction Start: Spring/Summer 2016
Anticipated Opening: Mid-2017

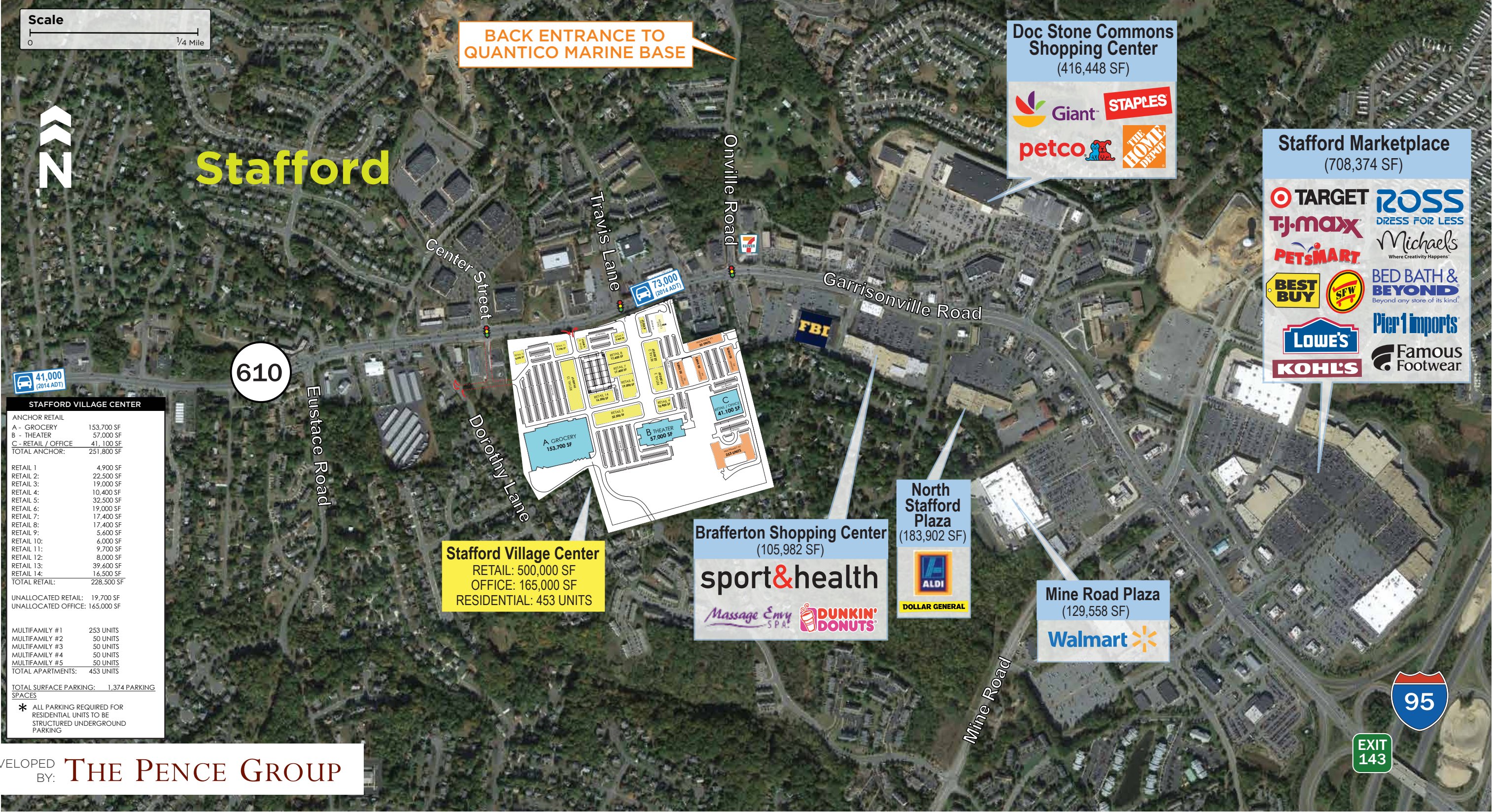
DEVELOPED BY: **THE PENCE GROUP**

For More Information  
Please Contact:

DALLON L. CHENEY | dcheney@klnb.com | 703.722.2703

KLNBretail.com

**STAFFORD VILLAGE CENTER** | 425 GARRISONVILLE ROAD, STAFFORD, VA 22556 | AERIAL EMBEDDED SITE PLAN  
STAFFORD COUNTY



DEVELOPED BY: **THE PENCE GROUP**

For More Information  
Please Contact:

DALLON L. CHENEY | dcheney@klnb.com | 703.722.2703

42395 RYAN ROAD | SUITE 200 | BRAMBLETON | VIRGINIA 20148 | PHONE 703.722.2700 | FAX 703.722.2730

KLNBretail.com

## STAFFORD VILLAGE CENTER

425 GARRISONVILLE ROAD, STAFFORD, VA 22556  
STAFFORD COUNTY



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein & make no warranty of any kind, express or implied, with respect to the property or any other matters.

For More Information  
Please Contact:

DALLON L. CHENEY | dcheney@klnb.com | 703.722.2703

KLNBretail.com