

# STAFFORD LAKES

FREDERICKSBURG, VA

1,125 - 1,304 SF AVAILABLE



RAPPAPORT



## STAFFORD LAKES FREDERICKSBURG, VA

Prime pad site and retail space opportunities in Stafford County's newest retail development, Stafford Lakes. Considered one of the fastest growing corridors in the Washington, D.C. region, Stafford Lakes offers frontage alongside Warrenton Road (40K VPD) as well as perfect positioning at the entryway to Stafford Lakes residential development with over 1,200 homes and close proximity to the University of Mary Washington. With nearby well-known retailers such as Lidl, Walmart, Target, and Lowe's, these multi-tenant retail spaces and pad sites are ideally located in this thriving Fredericksburg community

### DEMOGRAPHICS 2024



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	3,302	20,312	41,736
<b>DAYTIME POPULATION</b>	1,612	9,941	20,391
<b>HOUSEHOLD INCOME</b>	\$125,644	\$109,623	\$96,318
<b>TRAFFIC COUNTS</b>	40,000 on Route 17		

### AREA RETAILERS



Great Clips

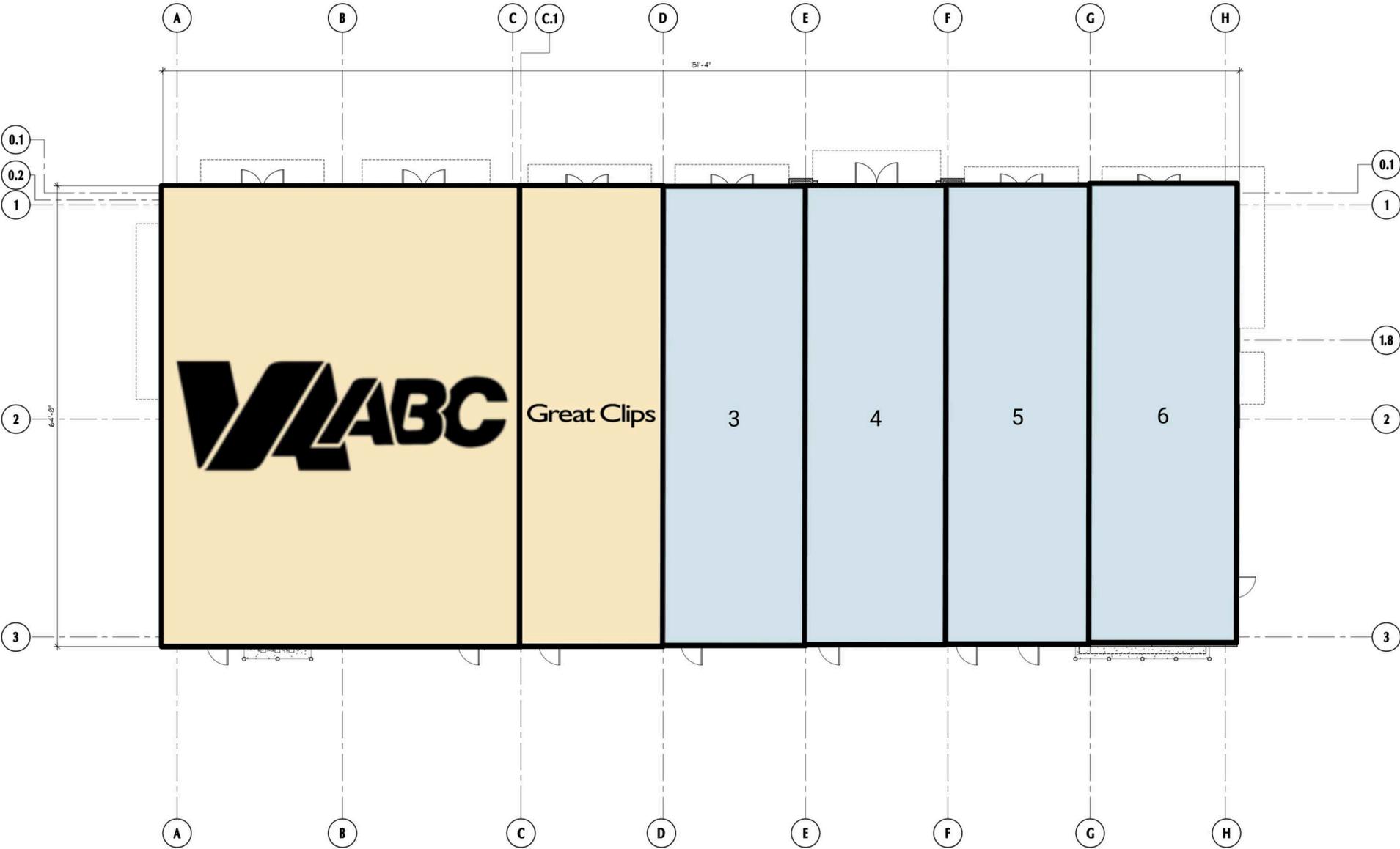




# SITE PLAN

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**STAFFORD LAKES | 1221 WARRENTON ROAD, FREDERICKSBURG, VA**

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