

STAFFORD LAKES

FREDERICKSBURG, VA

1,125 - 1,304 SF AVAILABLE



RAPPAPORT



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

AREA RETAILERS



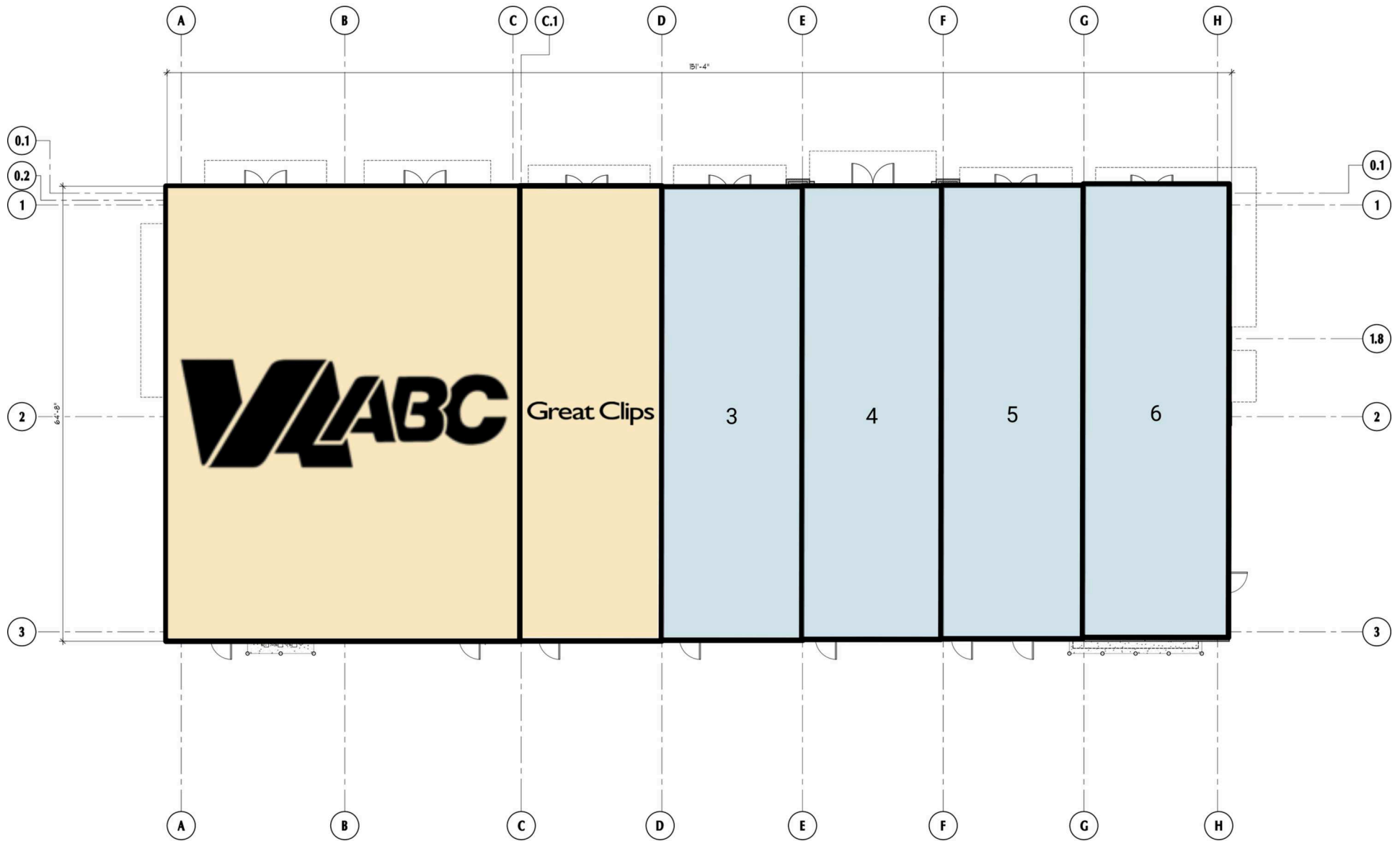
Great Clips



SITE PLAN

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