

3987 RICHMOND HIGHWAY

FOR LEASE

— Stafford, Virginia —



OUTSTANDING RETAIL SPACE AVAILABLE

PROPERTY HIGHLIGHTS:

- ▶ 8,060 SF Available (6,810 SF Restaurant Space)
- ▶ Fully-equipped restaurant including stoves, large hood system, and walk-in cooler / freezer
- ▶ Can lease restaurant alone or full building together with cigar lounge in place
- ▶ Pylon & monument signage available
- ▶ Great location near signalized intersection of US Rt 1 and Corporate Drive; close to rapidly growing Quantico Corporate Center
- ▶ Lease Rate: \$20/SF NNN

Demographics	3 Miles	5 Miles	10 Miles
Population	14,059	64,625	270,834
Daytime Population	11,573	60,056	207,555
Average Household Income	\$132,798	\$131,286	\$149,107



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SURROUNDING AREA



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