

SALE / LEASE

FAST FOOD SITE

25445 Tidewater Trail Port Royal, VA 22535



PROPERTY DESCRIPTION

Great corner for potential fast food site in Port Royal, VA available for Sale or Ground Lease. This 2 acre lot is situated at the signalized intersection of Route 301 (AP HILL BLVD) and Route 17 (TIDEWATER TRAIL).

The lot is zoned Business or Commercial in Caroline County, with QSR as a by right use. Topography is flat and level, previously developed land. Additional adjacent land is also available.

PROPERTY HIGHLIGHTS

- Corner Lot for Sale or Ground Lease
- Signalized Intersection of 301 and 17
- 2 acre Lot
- Great Visibility
- Zoned Business/Commercial
- Corner Lot for Sale or Ground Lease
- Signalized Intersection of 301 and 17

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Lot Size:	2 Acres

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	696	6,418	70,866
Total Population	2,022	18,295	190,769
Average HH Income	\$127,986	\$133,939	\$128,759

Carl Braun
(540) 842-7551

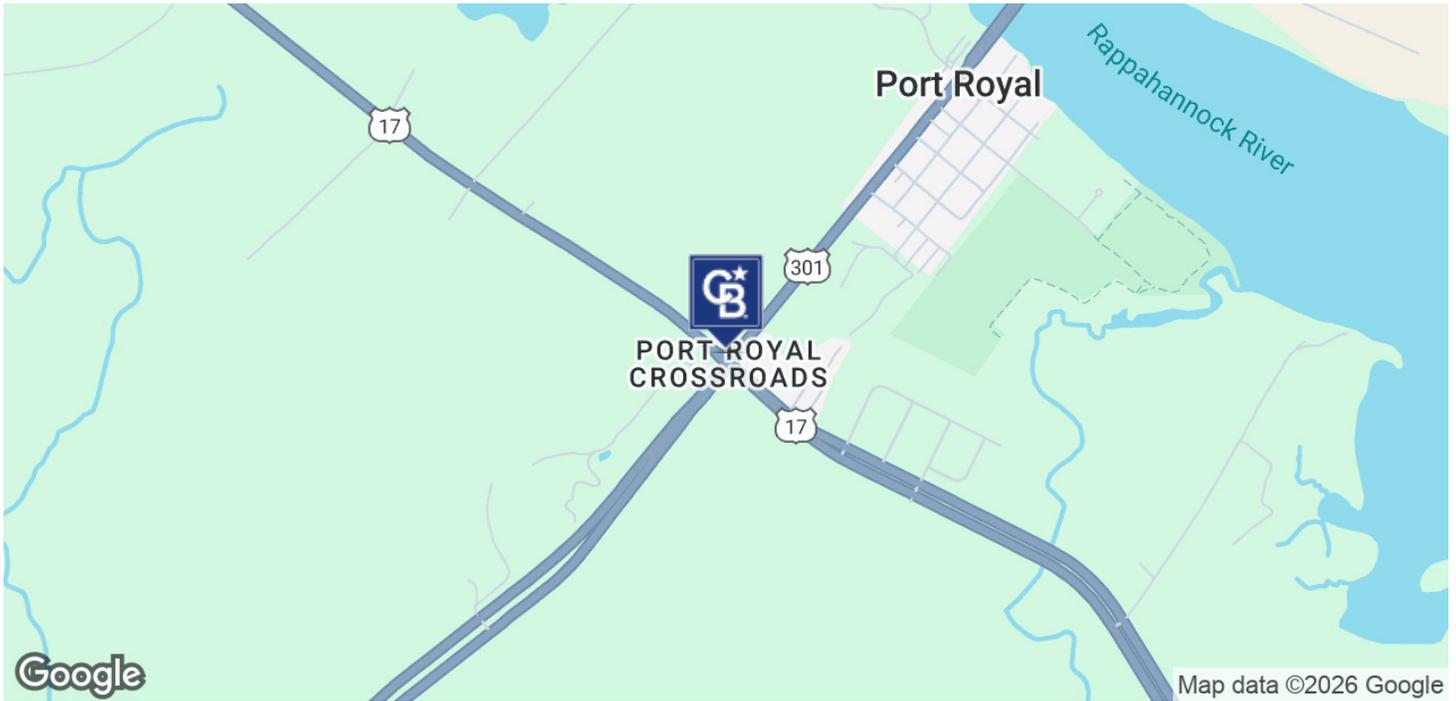
Ben Keddie, SIOR, CCIM
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25445 TIDEWATER TRAIL
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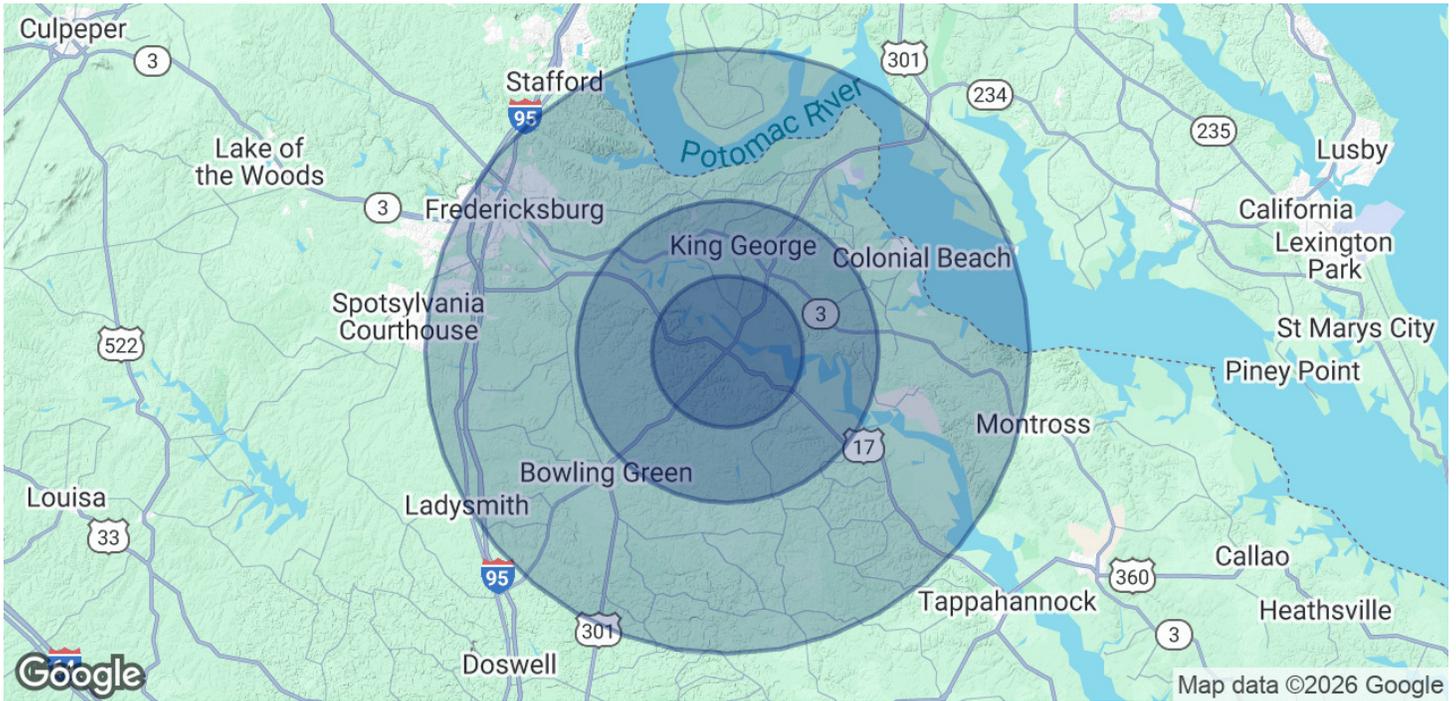
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	2,022	18,295	190,769
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	696	6,418	70,866
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$127,986	\$133,939	\$128,759
Average House Value	\$385,904	\$431,208	\$451,151

Demographics data derived from AlphaMap

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