

6717 MIDDLE ROAD

Prince George, Virginia 23875

FOR SALE



DEVELOPMENT LAND AVAILABLE IN PRINCE GEORGE COUNTY

PROPERTY HIGHLIGHTS:

- 4.6+/- acre site at a busy, well-known intersection
- 1,480 SF Structure, previously used as a church, Ready for renovation
- +/- 460' frontage along Middle Road & +/- 190' along Prince George Drive (Rt. 156)
- Currently zoned RA/ R-2; Commercial per the County's Comprehensive Plan
- Directly adjacent to the Food Lion Shopping Center- zoned B-2
- Close proximity to Ft. Gregg-Adams, Rt. 36, Interstate 295
- Municipal water/sewer available at property
- Sales Price: \$425,000

Demographics	1 Mile	3 Miles	5 Miles
Population	3,198	27,513	55,575
Households	1,291	10,820	18,213
Avg Household Income	\$111,092	\$78,842	\$80,037



**DOMINION
COMMERCIAL**

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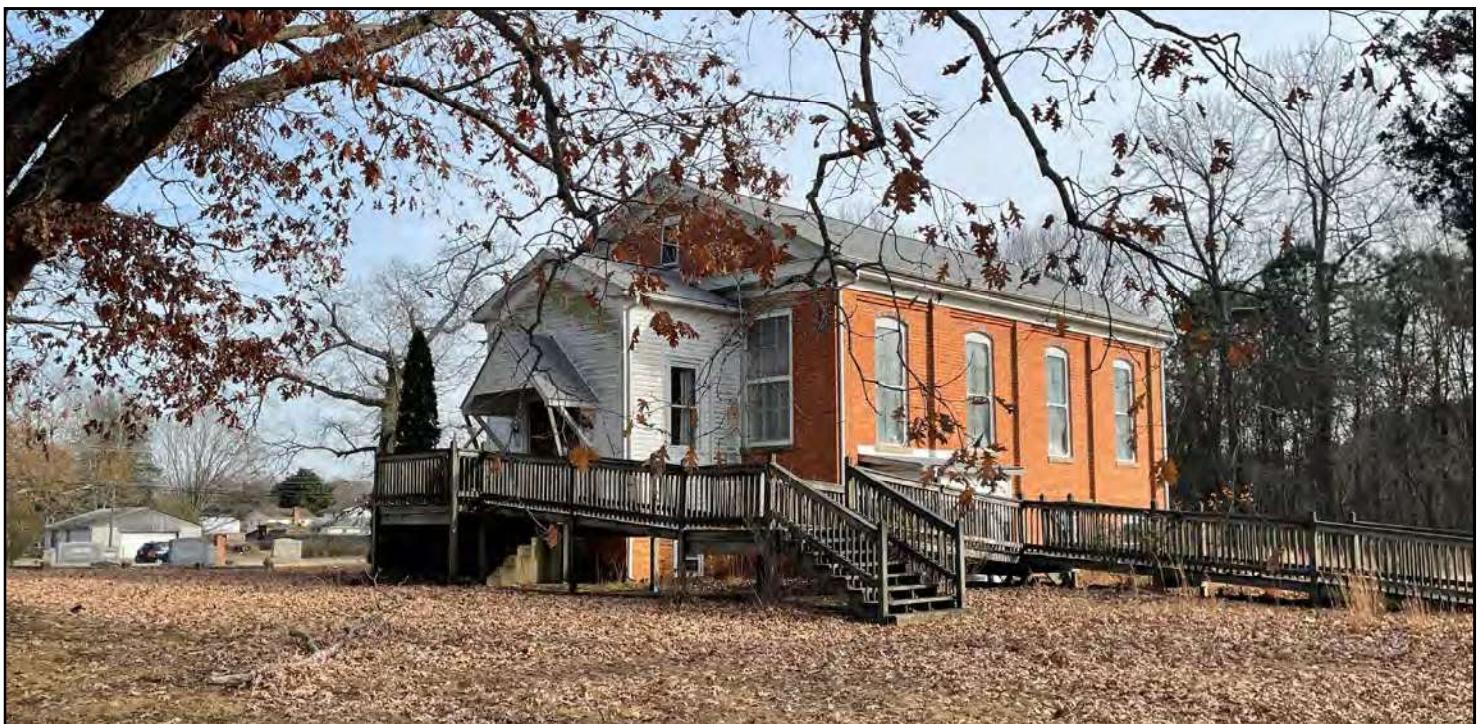


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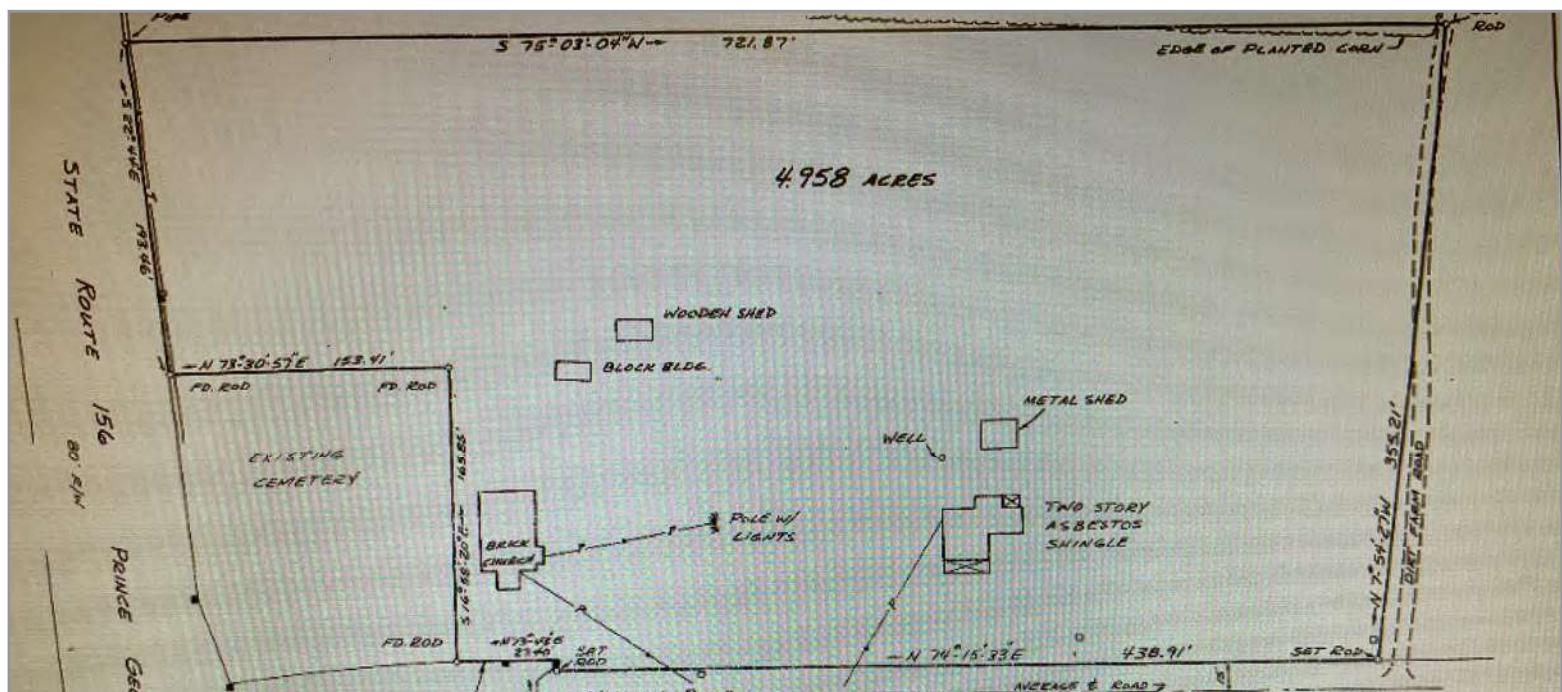
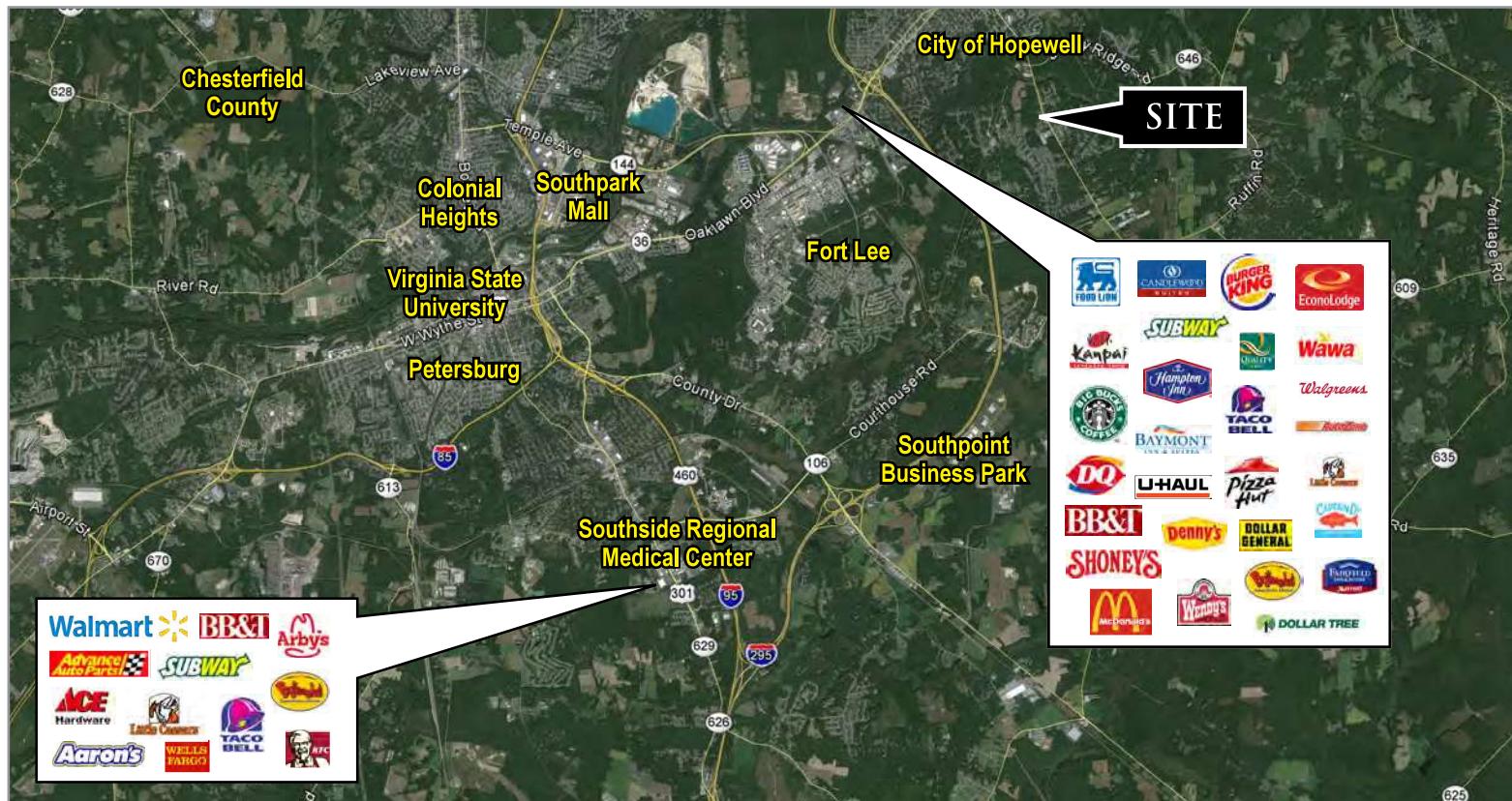


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Dominion Commercial. Although all this information was provided by sources believed to be reliable, we make no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2024 Population	3,198	27,513	55,575
2029 Population (est)	3,277	27,423	55,587
Annual Pop Growth	0.49%	-0.07%	0.00%
2024 Median Age	44.2	37.2	34.3
2024 Households	1,291	10,820	18,213
2024 Families	970	7,067	11,945
2024 Avg Household Size	2.48	2.52	2.53
2024 Owner Occupied Housing	1,042	5,884	10,226
2024 Renter Occupied Housing	249	4,936	7,987
2021 Average HH Income	\$111,092	\$78,842	\$80,037
2021 Median HH Income	\$98,305	\$61,201	\$62,005



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