

# 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



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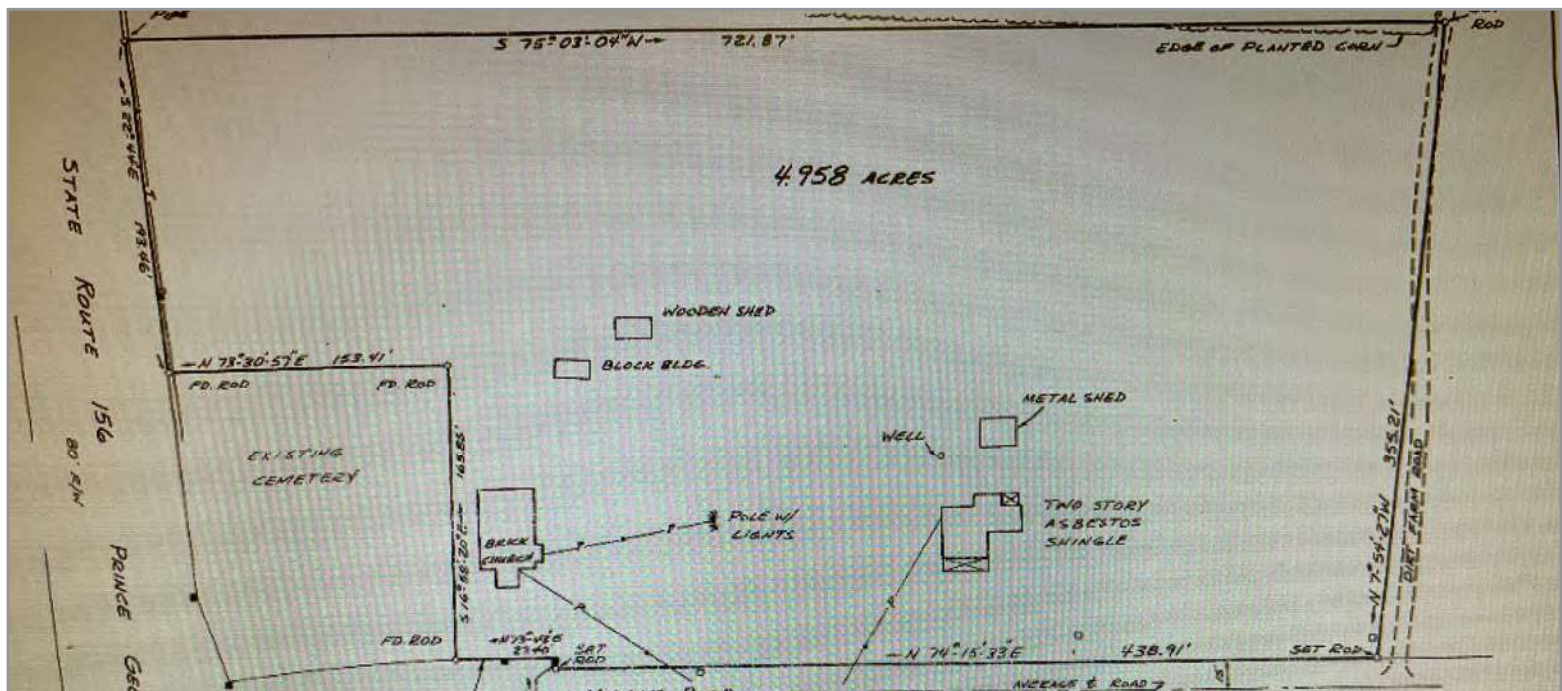
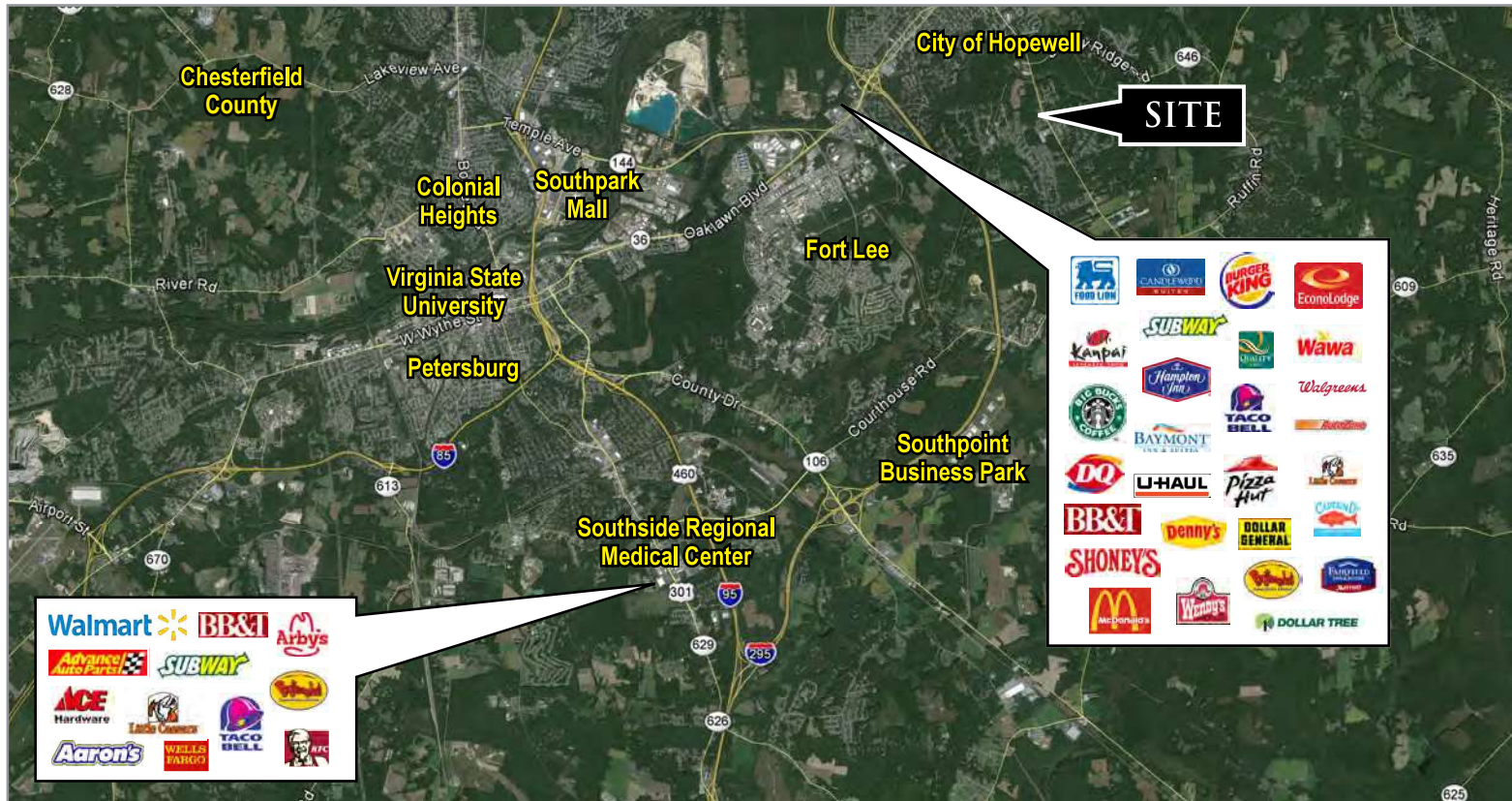


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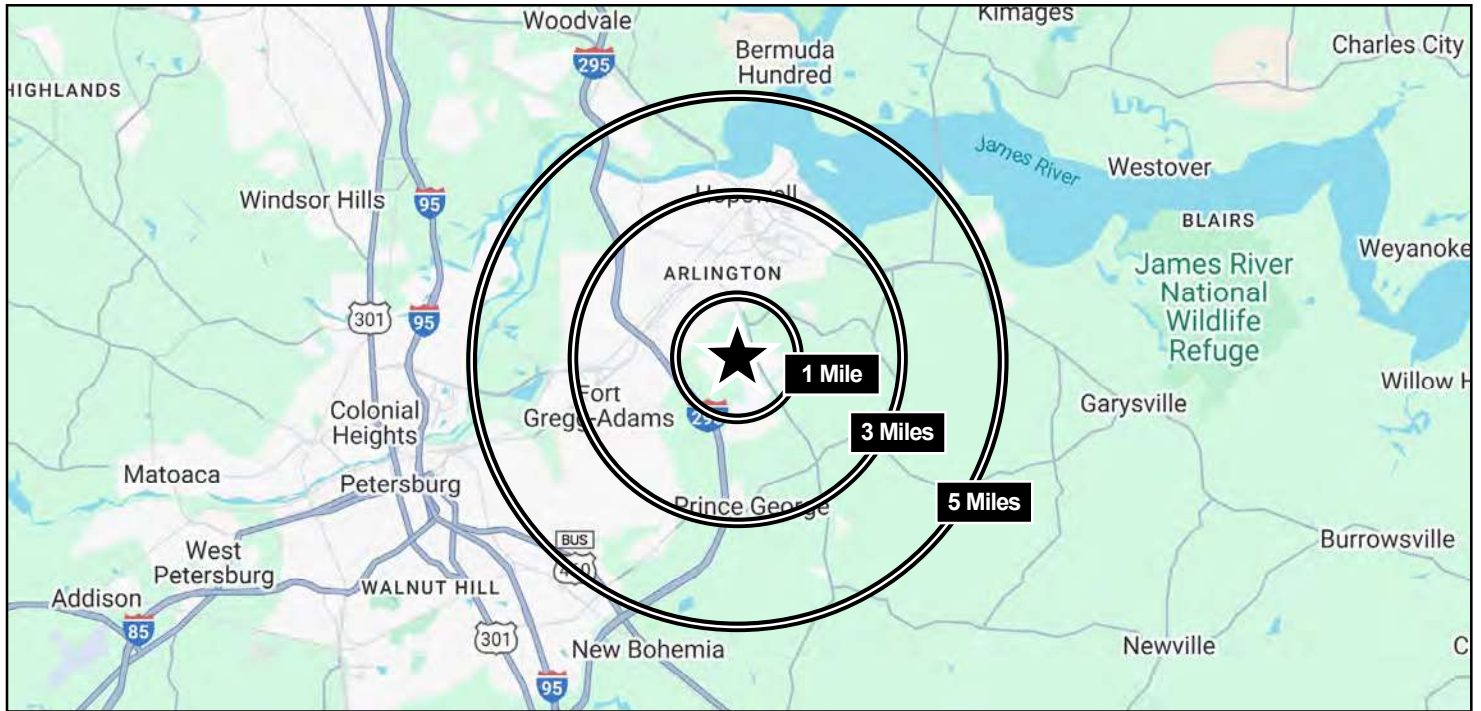


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## 1 MILE

2024 Population	3,198
2029 Population (est)	3,277
Annual Pop Growth	0.49%
2024 Median Age	44.2

## 3 MILES

2024 Population	27,513
2029 Population (est)	27,423
Annual Pop Growth	-0.07%
2024 Median Age	37.2

## 5 MILES

2024 Population	55,575
2029 Population (est)	55,587
Annual Pop Growth	0.00%
2024 Median Age	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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