

# FOR SALE

RETAIL AND OUTPARCEL OPPORTUNITY

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Dahlgren Rd. & James Madison Pkwy  
KING GEORGE, VA 22485

SITE

## SPECIFICATIONS

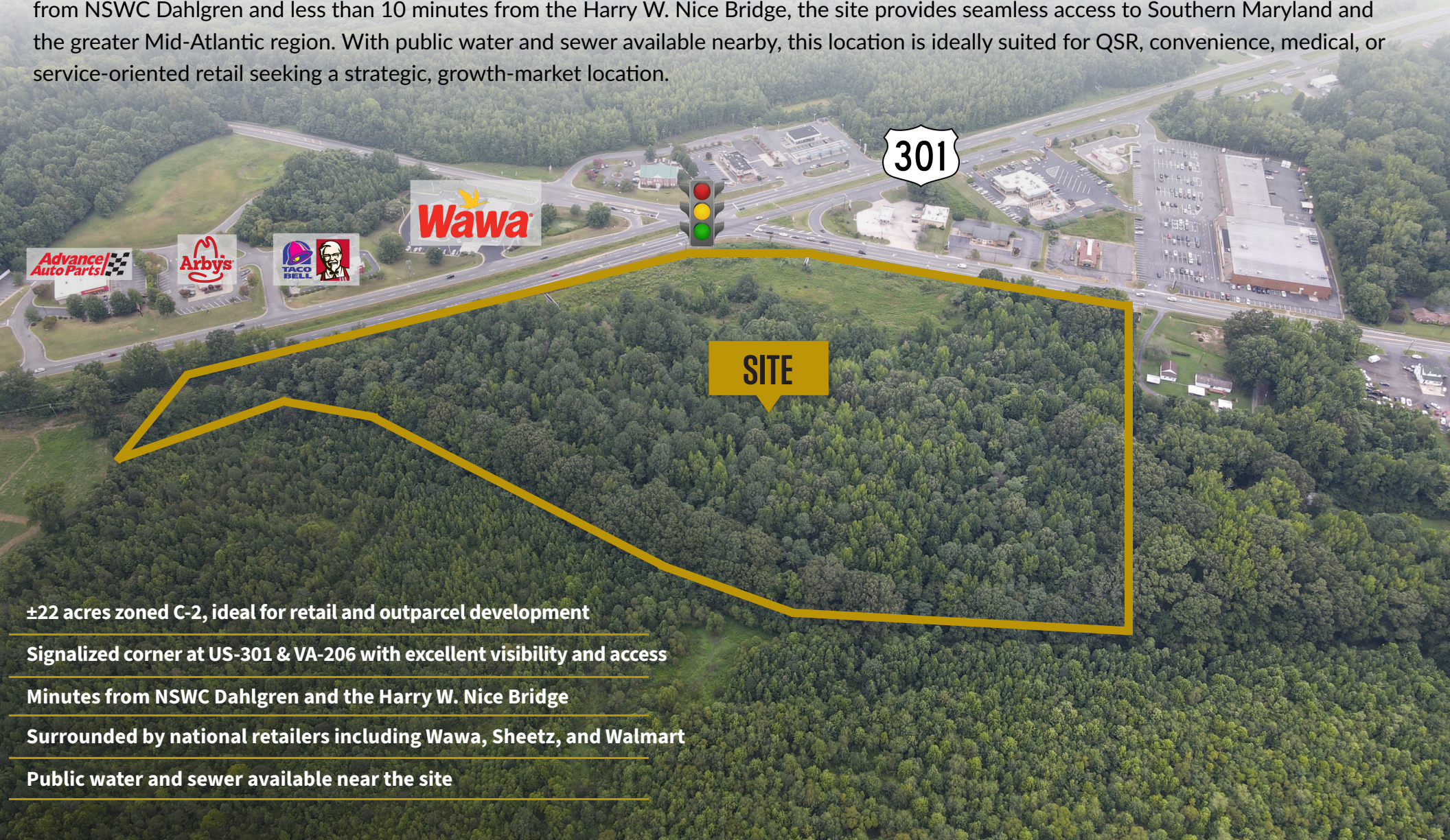
Lot Size:	22 +/- Acres
Price:	Call For Pricing
Zoning:	C-2
Utilities:	Available On Site



# PROPERTY OVERVIEW



This ±22-acre assemblage sits at the high-traffic, signalized intersection of James Madison Parkway (US-301) and Dahlgren Road (VA-206) in Dahlgren, VA, offering a prime opportunity for retail and outparcel development. Zoned C-2 and located in King George County, the property features excellent visibility, dual road frontage, and immediate proximity to national retailers like Wawa, Sheetz, and Walmart. Just minutes from NSWC Dahlgren and less than 10 minutes from the Harry W. Nice Bridge, the site provides seamless access to Southern Maryland and the greater Mid-Atlantic region. With public water and sewer available nearby, this location is ideally suited for QSR, convenience, medical, or service-oriented retail seeking a strategic, growth-market location.



±22 acres zoned C-2, ideal for retail and outparcel development

Signalized corner at US-301 & VA-206 with excellent visibility and access

Minutes from NSWC Dahlgren and the Harry W. Nice Bridge

Surrounded by national retailers including Wawa, Sheetz, and Walmart

Public water and sewer available near the site



# PARCEL VIEW



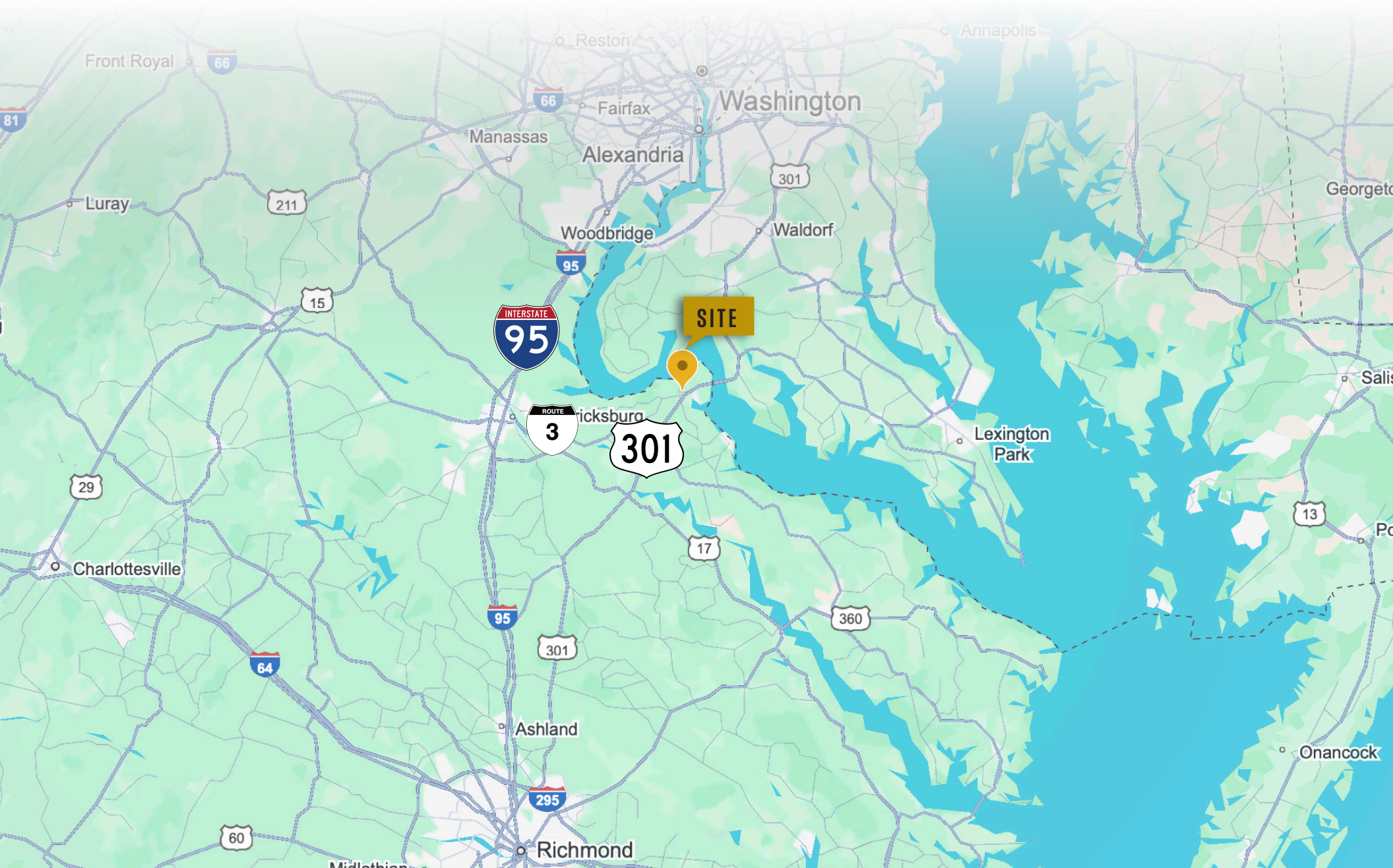


# LOCAL MAP VIEW





# REGIONAL MAP VIEW





HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	214	2,296	5,378
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$108,188	\$97,975	\$97,100
Average House Value	\$342,008	\$283,251	\$284,558

*\* Demographic data derived from 2020 ACS - US Census*

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	587	6,091	14,105
Average Age	42.8	40.5	38.3
Average Age (Male)	38.2	37.2	36.8
Average Age (Female)	45.3	42.4	38.9



FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

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