

FOR LEASE

FLEX/OFFICE/RETAIL

15049 | Dahlgren Rd
KING GEORGE, VA 22485



SPECIFICATIONS

Size: 3,250 SF

Price: \$12 PSF

NNN: \$1.20

Available: 1/1/2024

OVERVIEW



J R A

Prime location at the intersection of Dahlgren Rd & Owens Dr.

Onsite Parking

Free Standing Building

Garage door in rear of building for loading purposes

Open warehouse space with rollup door

New asphalt 2023

INTERIOR IMAGES & GARAGE DOOR



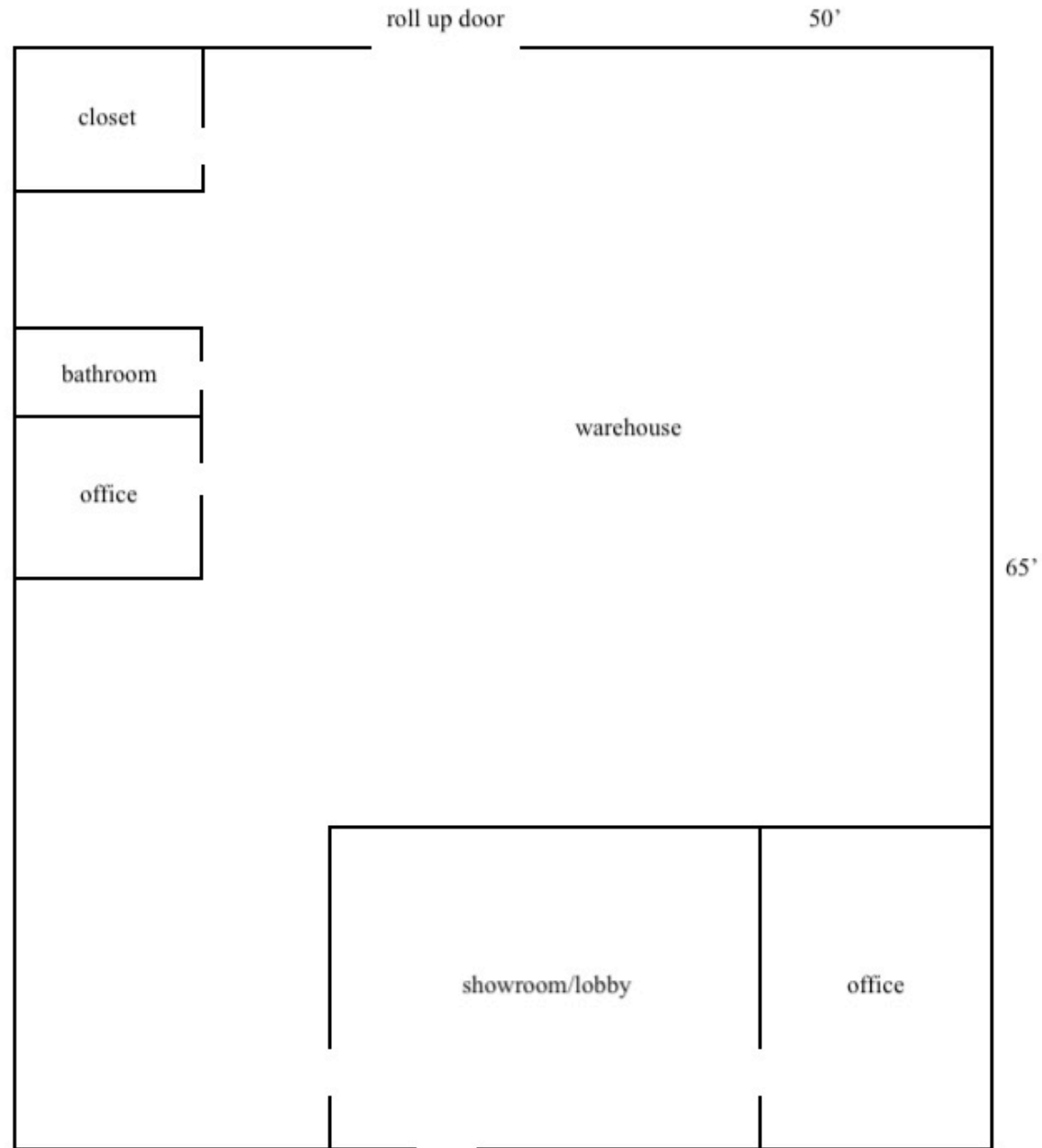
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FLOORPLAN



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MAP VIEW



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REGIONAL MAP

\$110K

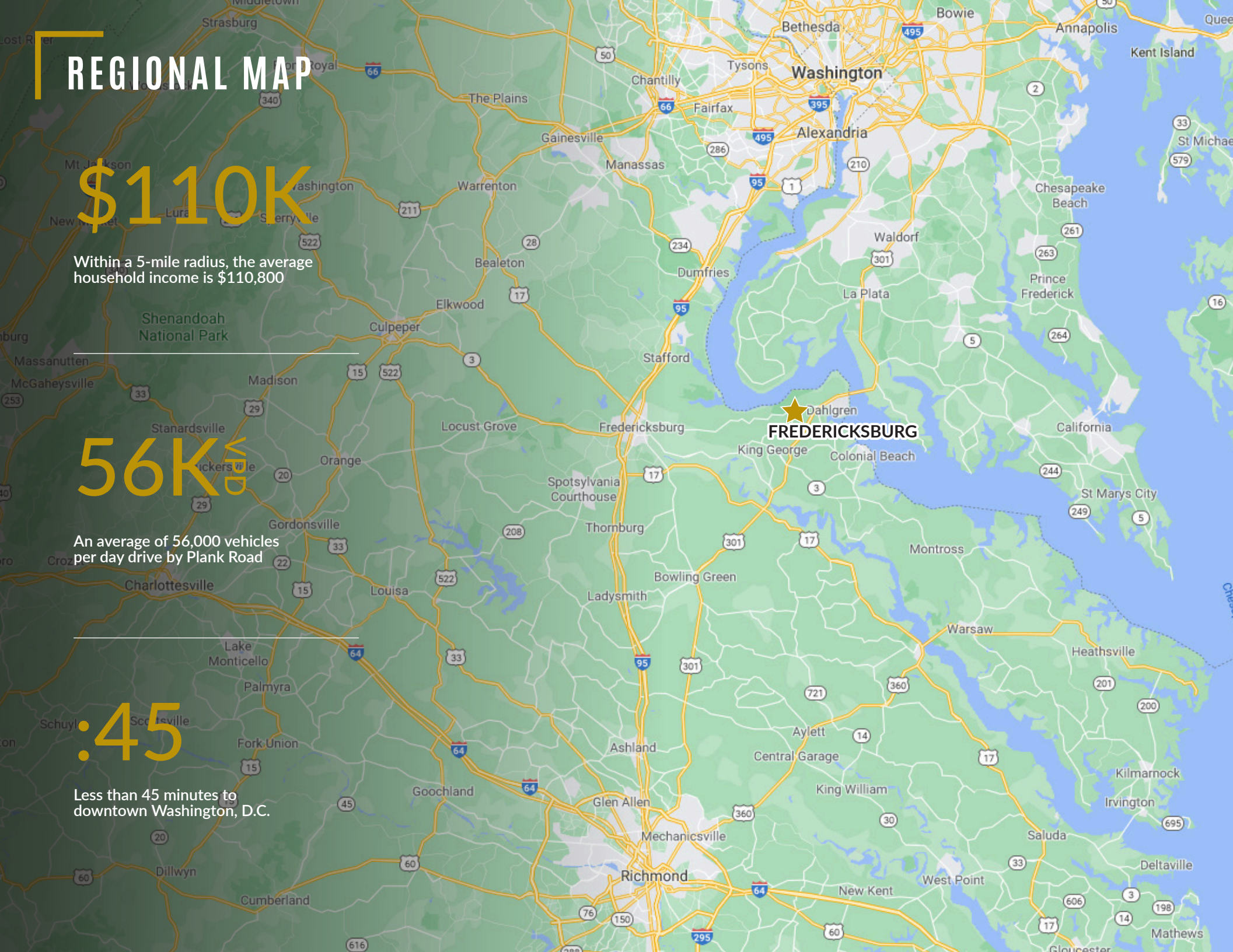
Within a 5-mile radius, the average household income is \$110,800

56K

An average of 56,000 vehicles per day drive by Plank Road

:45

Less than 45 minutes to downtown Washington, D.C.



DEMOGRAPHIC/INCOME REPORT



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INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$117,932	\$114,254	\$106,838
Median Household Income	\$106,747	\$100,296	\$86,778
< \$25,000	57	206	1,527
\$25,000 - 50,000	176	638	2,318
\$50,000 - 75,000	151	624	1,841
\$75,000 - 100,000	135	391	1,489
\$100,000 - 125,000	176	591	1,617
\$125,000 - 150,000	159	409	1,200
\$150,000 - 200,000	173	503	1,464
\$200,000+	106	370	1,319

POPULATION	2 mile	5 mile	10 mile
2010 Population	2,669	7,967	29,630
2022 Population	2,931	10,400	34,158
2027 Population Projection	2,991	10,864	35,312
Annual Growth 2010-2022	0.8%	2.3%	1.2%
Annual Growth 2022-2027	0.4%	0.9%	0.7%
Median Age	40.1	37.1	40.6
Bachelor's Degree or Higher	38%	37%	28%
U.S. Armed Forces	130	413	596

FOR MORE INFORMATION
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JOHNSON

REALTY

ADVISORS

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