

FOR LEASE

5,000 SF MEDICAL OFFICE SPACE

11131

Journal Parkway

KING GEORGE, VA 22485



SPECIFICATIONS

Size:	5,000 SF
Lease Rate:	\$20.00 PSF
NNN:	\$3.00 PSF
Available:	May 1 2026

PROPERTY OVERVIEW



Johnson Realty Advisors is pleased to present this 5,000 SF medical office space available for lease on May 1, 2026. The suite offers a functional medical layout ideal for general practice, specialty care, or outpatient services. With a professional interior, efficient exam-room configuration, and strong parking capacity, the space is well-suited for growing practices seeking a turnkey medical environment. Located in a highly accessible corridor, the property provides strong visibility and convenience for patients and staff.



5,000 SF medical office suite with efficient clinical layout

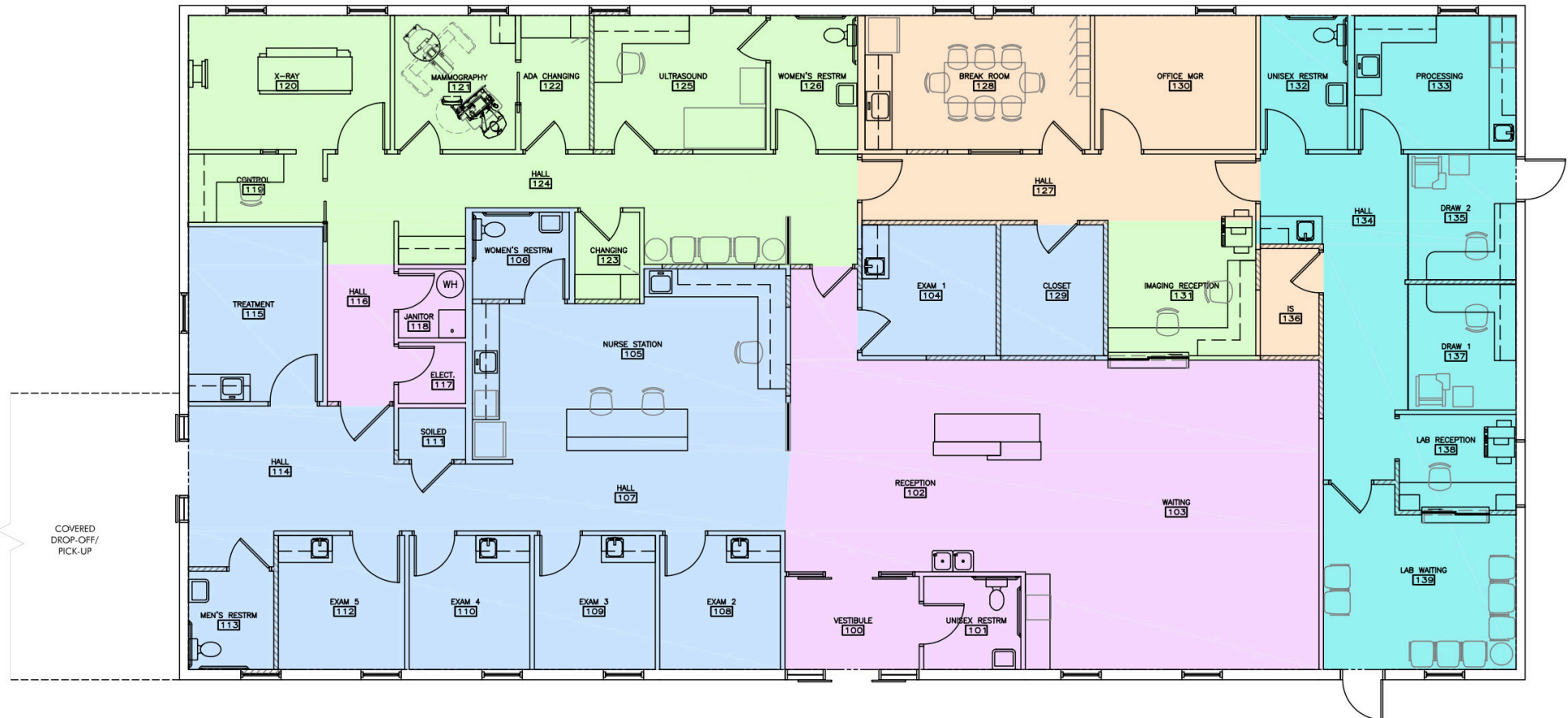
Ideal for general or specialty medical use

Professional interior with exam rooms and admin areas

Ample surface parking for staff and visitors

Available May 1, 2026

FLOORPLANS



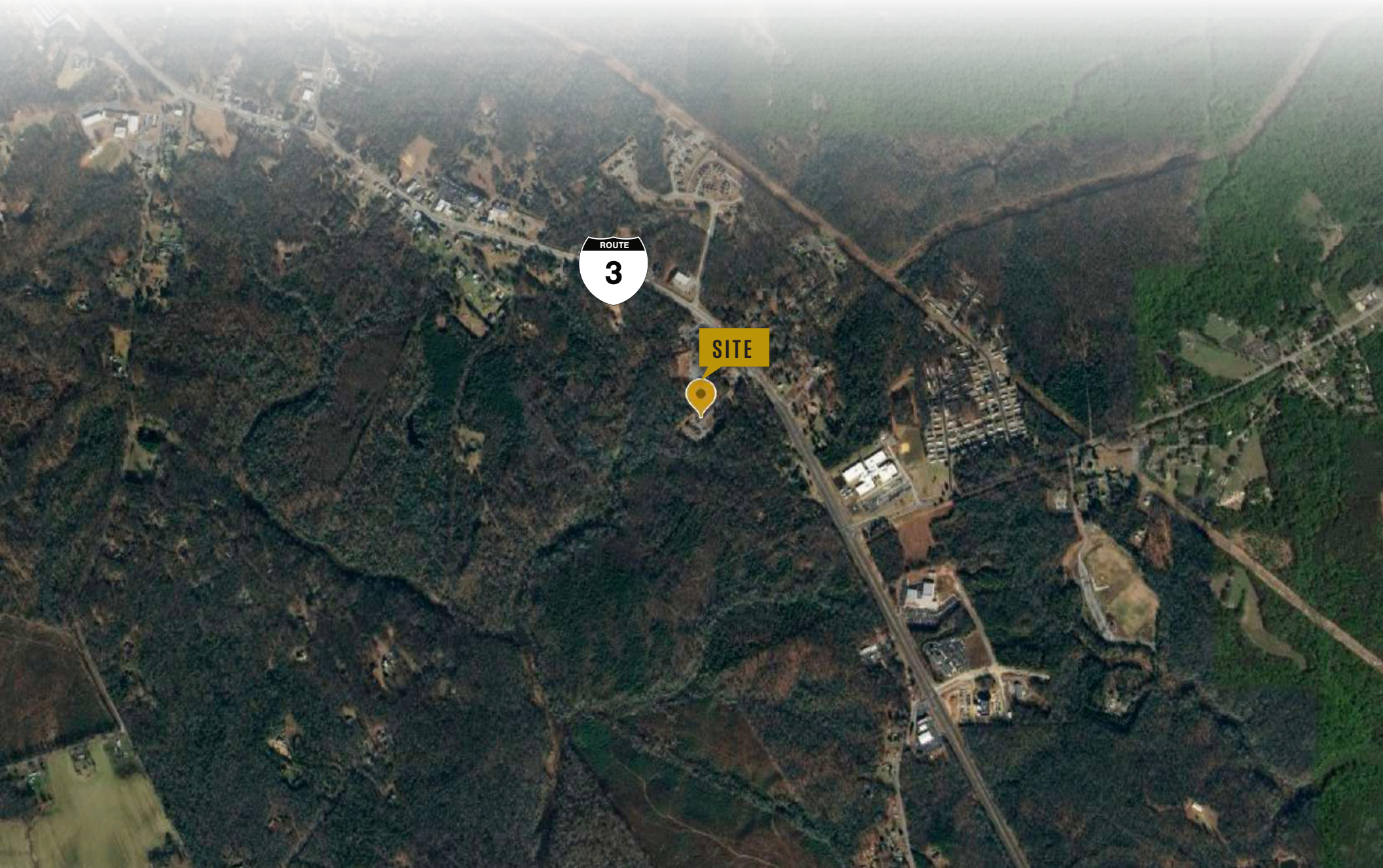
URGENT CARE	1,467 SF
MIF	987 SF
SHARED: URGENT CARE & MIF	1,062 SF
LAB	778 SF
SHARED URGENT CARE, MIF, & LAB	506 SF

FLOOR PLAN
SCALE: 1/8" = 1'-0"
(11x17 FORMAT)

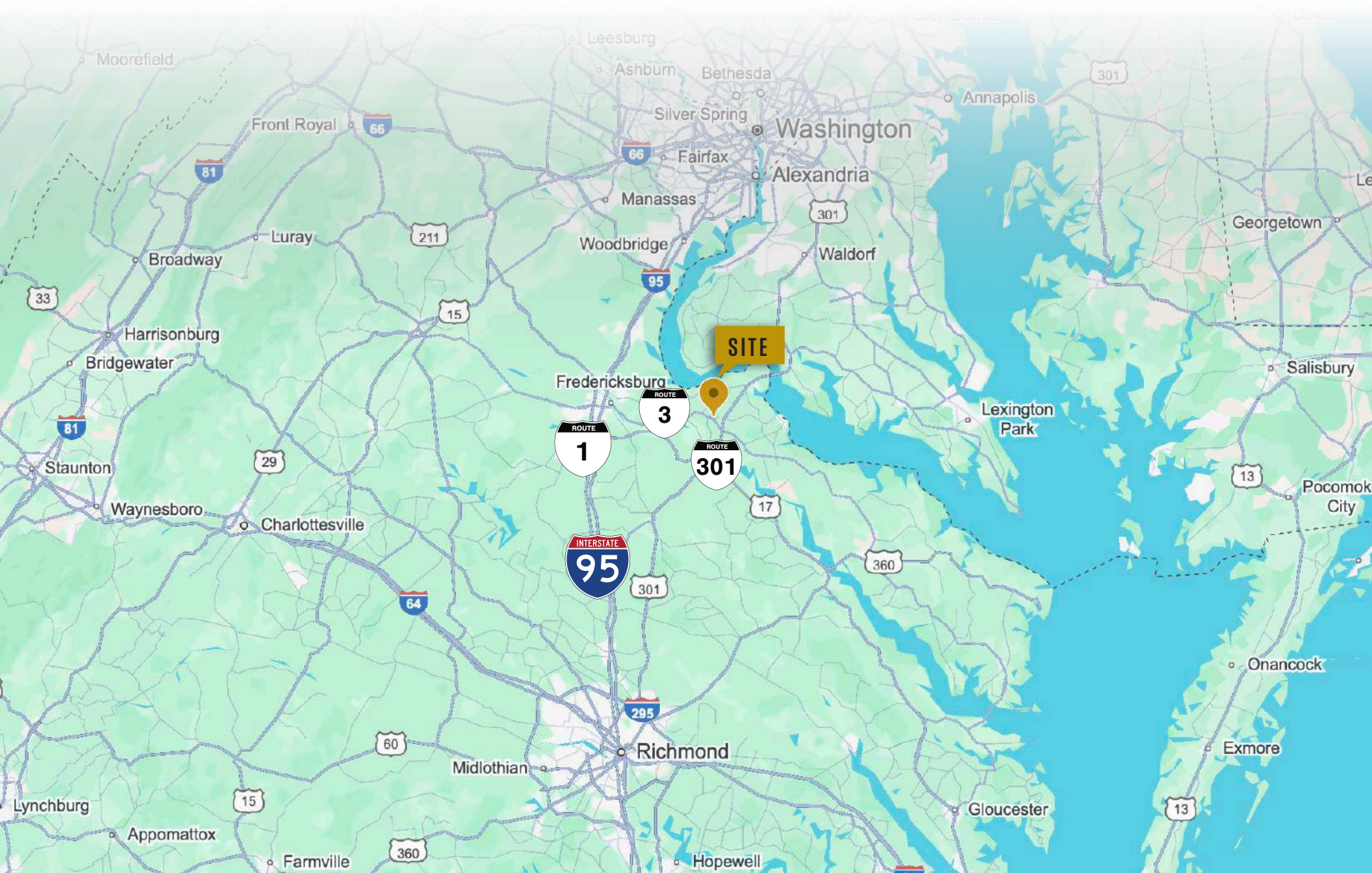
JOURNAL PARKWAY PHOTOS



LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHICS



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$98,729	\$121,577	\$118,732
Median Household Income	\$70,499	\$103,609	\$100,852
< \$25,000	240	468	1,033
\$25,000 - 50,000	226	813	1,532
\$50,000 - 75,000	146	771	1,857
\$75,000 - 100,000	135	513	1,217
\$100,000 - 125,000	113	762	1,556
\$125,000 - 150,000	90	587	1,293
\$150,000 - 200,000	76	672	1,425
\$200,000+	147	764	1,471

POPULATION	2 mile	5 mile	10 mile
2020 Population	3,130	14,587	29,823
2024 Population	3,159	15,299	31,681
2029 Population Projection	3,465	16,892	34,928
Annual Growth 2020-2024	0.2%	1.2%	1.6%
Annual Growth 2024-2029	1.9%	2.1%	2.0%
Median Age	39.7	39.9	39.5
Bachelor's Degree or Higher	30%	33%	33%
U.S. Armed Forces	22	122	734

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

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