



# PRINCE GEORGE LAND OPPORTUNITY GROUND LEASE

**4521 County Drive,  
Prince George Drive, VA 23875**

## Property Features:



### **Excellent Location**

Excellent visibility from County Drive and Bull Hill Road.



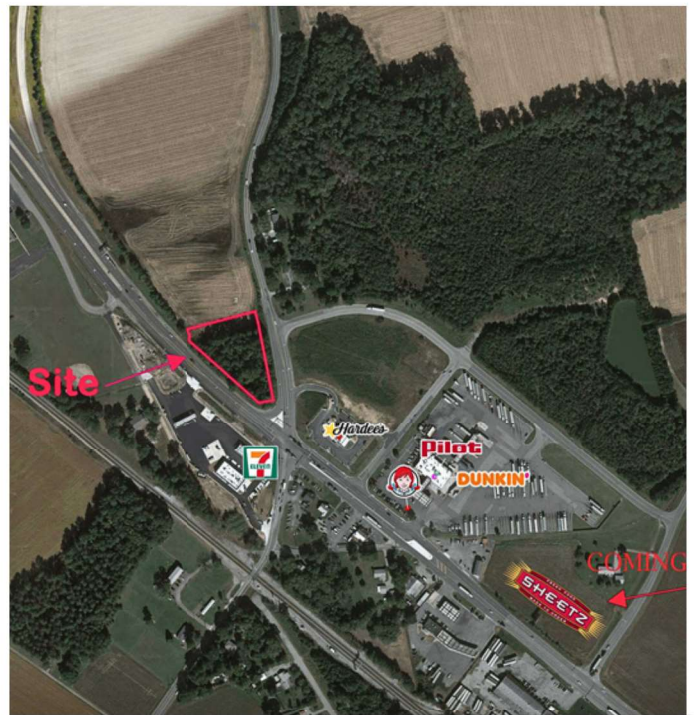
### **Traffic Counts**

Hwy 460 (County Dr.) 14,492 VPD  
Bull Hill Road 4,682 VPD



### **Area Tenancy**

Sheetz (COMING SOON!), Pilot Travel Center, Hardee's, Wendy's, Dunkin Donuts & 7-11!



ASKING  
PRICE

**Call Broker**

**Approximately 1.5 acre  
situated on the Hard  
Corner of the signalized  
intersection along Hwy.  
460 & Bull Hill Road in  
Prince George, VA**

**GROUND  
LEASE**



Contact Us  
**757-898-7890**

Visit Our Website  
**[www.retailadvisors.us](http://www.retailadvisors.us)**







**4521 COUNTY DRIVE,  
PRINCE GEORGE, VA 23875**

Offering approximately 420 ft. of  
frontage along Hwy 460 & 360 ft.  
along Bull Hill Road this  
**1.56 acre parcel**, is zoned (B-1)  
General Business District.



### Demographic Summary

	3 mile	5 miles	7 miles
2023 Estimated Population:	10,543	41,918	89,272
2023 Est. Median HH Income:	\$69,060	\$69,888	\$64,872
2023 Est. Total Employees:	8,263	18,512	33,790

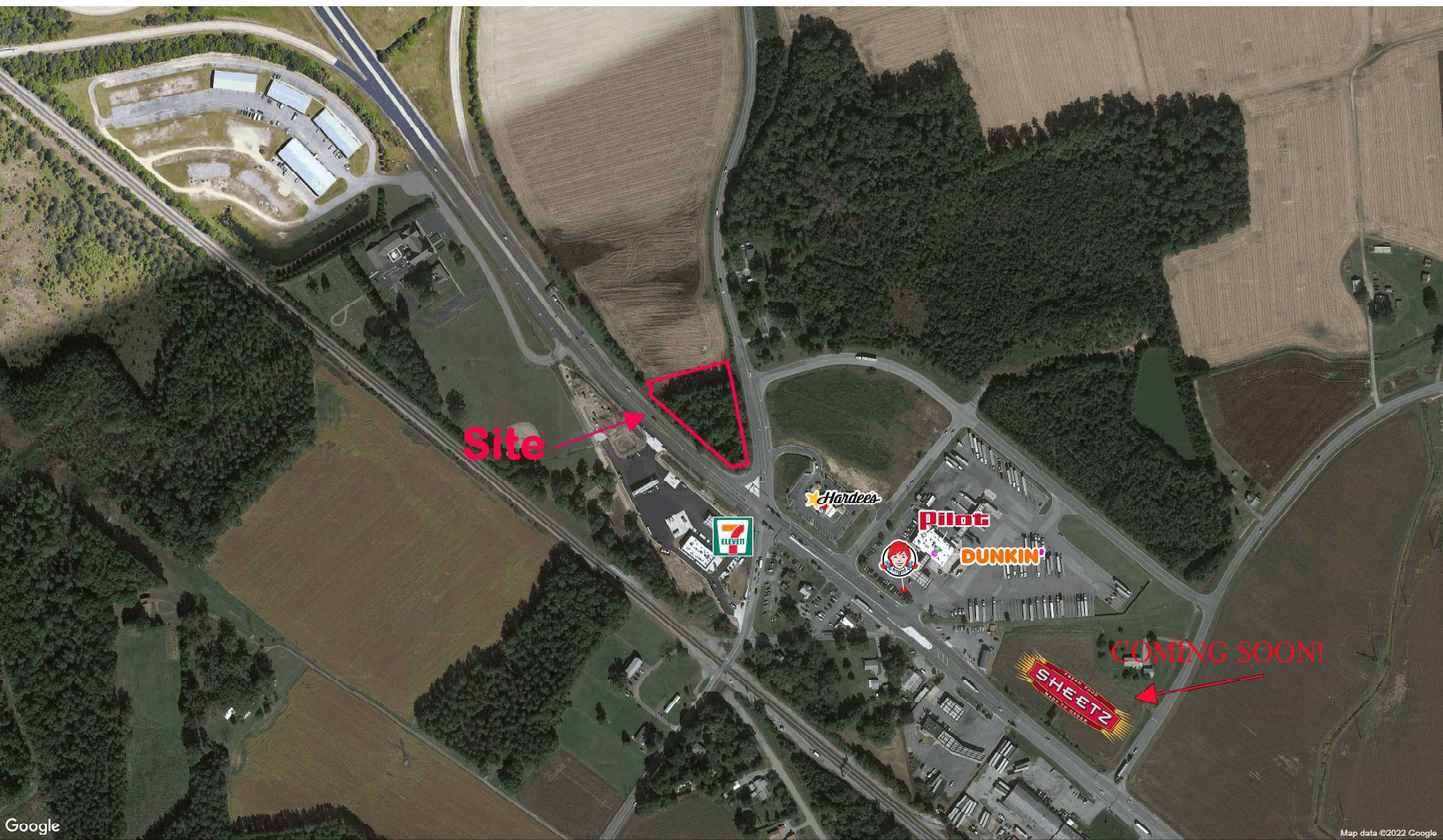


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Google

Map data ©2022 Google

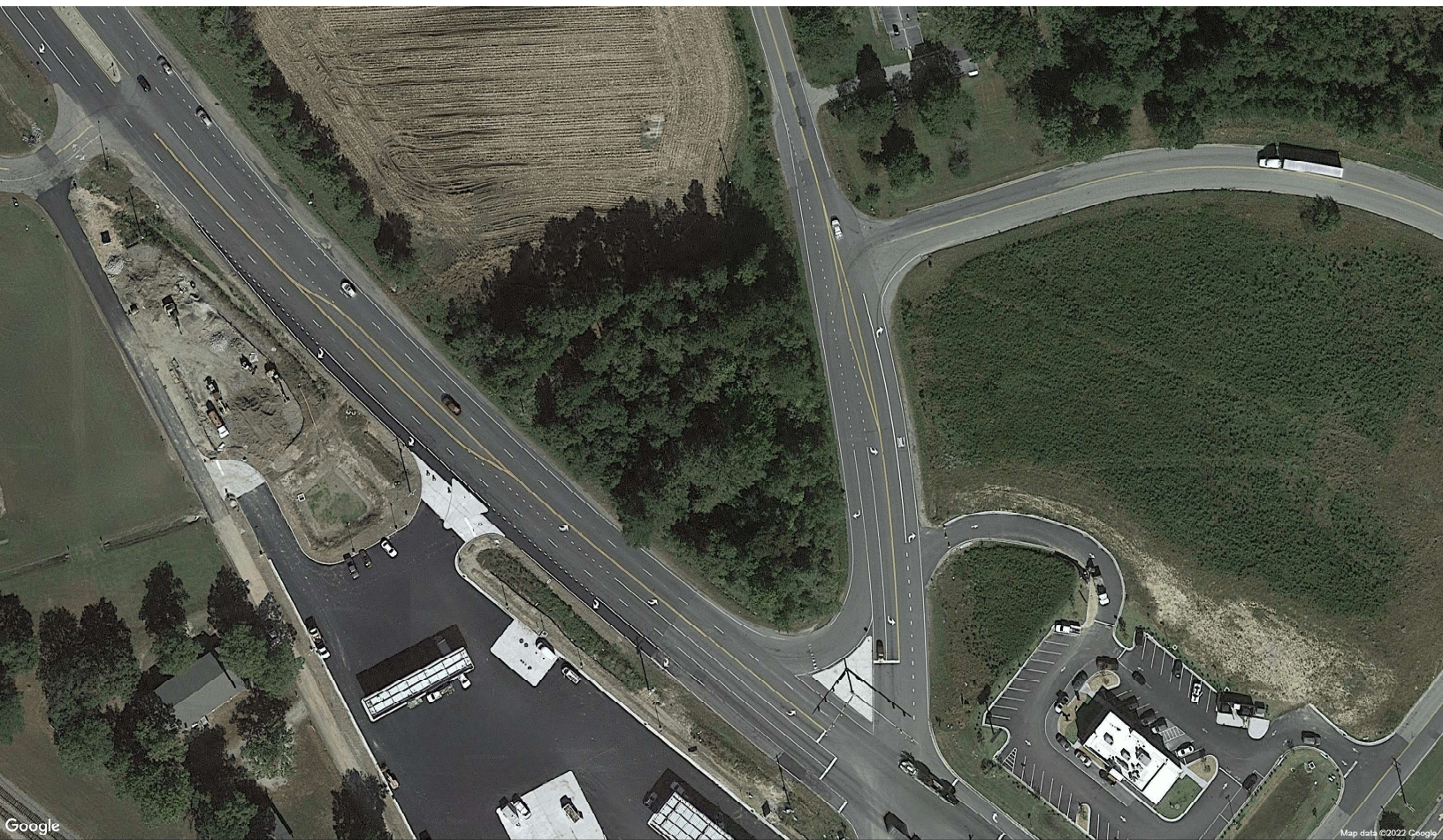
4521 County Drive

Prince George County, VA

August 2022





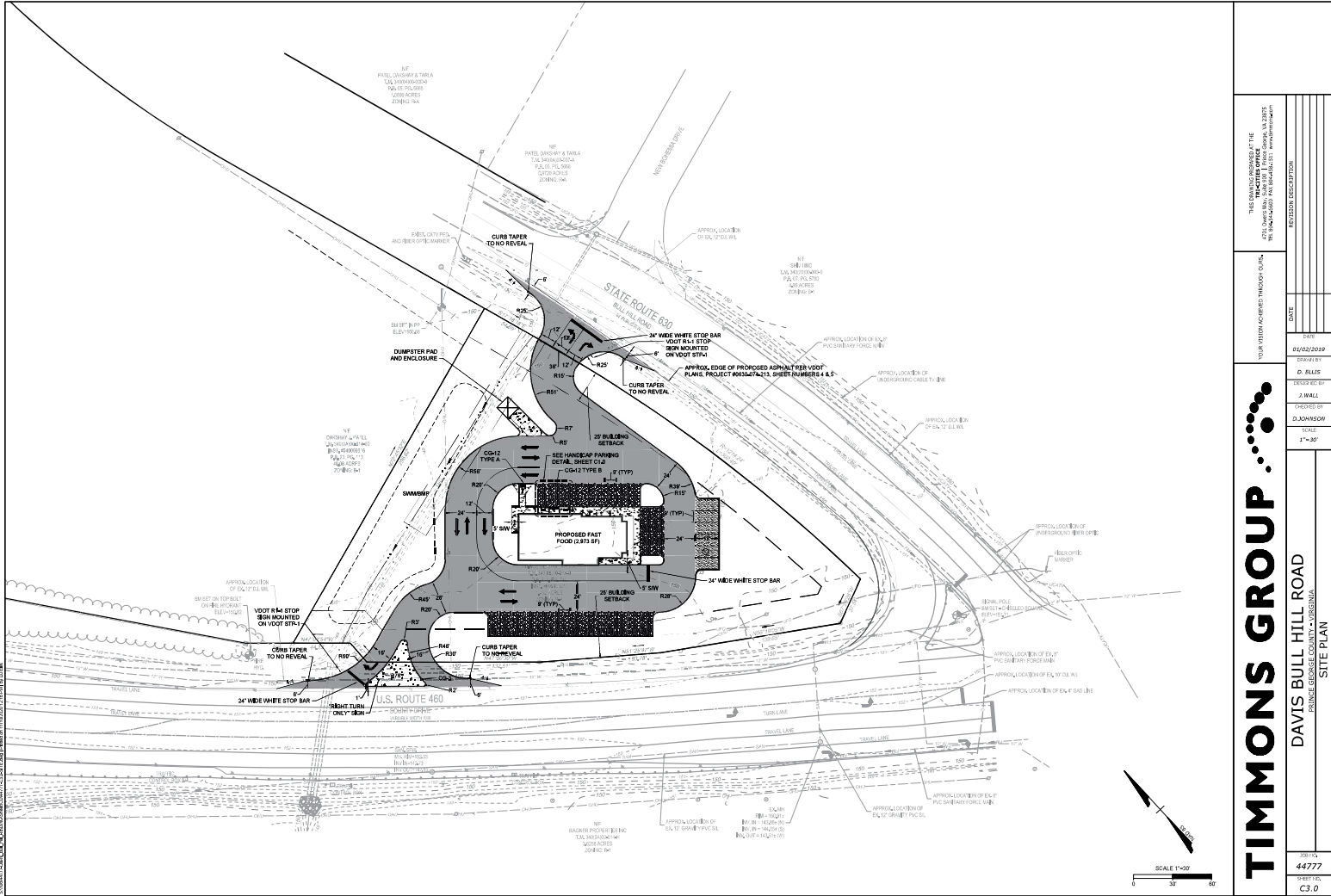


**4521 County Drive**

**Prince George County, VA**

*August 2022*





# TIMMONS GROUP

DAVIS BULL HILL ROAD  
PRINCE GEORGE COUNTY, VIRGINIA  
SITE PLAN

DATE	02/02/2019
DESIGNED BY	J. WALL
CHECKED BY	D. JOHNSON
SCALE	1"=30'
SHEET NO.	44777
SHEET TOTAL	C3.0

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## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups



Retail Advisors, Inc.  
Lat/Lon: 37.1859/-77.3208

4521 County Dr Prince George, VA 23875	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2023 Estimated Population	10,543	41,918	89,272
2028 Projected Population	10,575	42,935	91,935
2020 Census Population	11,088	42,023	88,678
2010 Census Population	9,575	34,379	79,390
Projected Annual Growth 2023 to 2028	-	0.5%	0.6%
Historical Annual Growth 2010 to 2023	0.8%	1.7%	1.0%
2023 Median Age	36.4	34.1	35.8
<b>Households</b>			
2023 Estimated Households	4,488	14,586	32,596
2028 Projected Households	4,401	14,565	32,747
2020 Census Households	4,566	14,953	33,463
2010 Census Households	3,666	13,365	30,678
Projected Annual Growth 2023 to 2028	-0.4%	-	-
Historical Annual Growth 2010 to 2023	1.7%	0.7%	0.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	36.7%	30.6%	34.4%
2023 Estimated Black or African American	51.6%	46.8%	47.2%
2023 Estimated Asian or Pacific Islander	2.2%	2.1%	5.0%
2023 Estimated American Indian or Native Alaskan	0.4%	0.7%	0.5%
2023 Estimated Other Races	9.1%	19.7%	12.9%
2023 Estimated Hispanic	8.9%	7.6%	6.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$86,758	\$92,227	\$88,365
2023 Estimated Median Household Income	\$69,060	\$69,888	\$64,872
2023 Estimated Per Capita Income	\$37,200	\$35,882	\$34,291
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.8%	3.2%	4.3%
2023 Estimated Some High School (Grade Level 9 to 11)	7.9%	6.9%	7.4%
2023 Estimated High School Graduate	31.8%	30.1%	31.7%
2023 Estimated Some College	20.0%	23.0%	22.7%
2023 Estimated Associates Degree Only	10.7%	9.4%	8.9%
2023 Estimated Bachelors Degree Only	17.1%	19.2%	16.3%
2023 Estimated Graduate Degree	8.7%	8.1%	8.6%
<b>Business</b>			
2023 Estimated Total Businesses	434	1,441	3,230
2023 Estimated Total Employees	8,263	18,512	33,790
2023 Estimated Employee Population per Business	19.1	12.8	10.5
2023 Estimated Residential Population per Business	24.3	29.1	27.6

