

KING GEORGE GATEWAY

16375-16477 Merchant Lane, King George, VA 22485
King George County



LEASED BY:

klnb

JOIN

Walmart  **petco** 

TJ·maxx **five BELOW**

FIVE GUYS
BURGERS and FRIES



RETAIL FOR LEASE

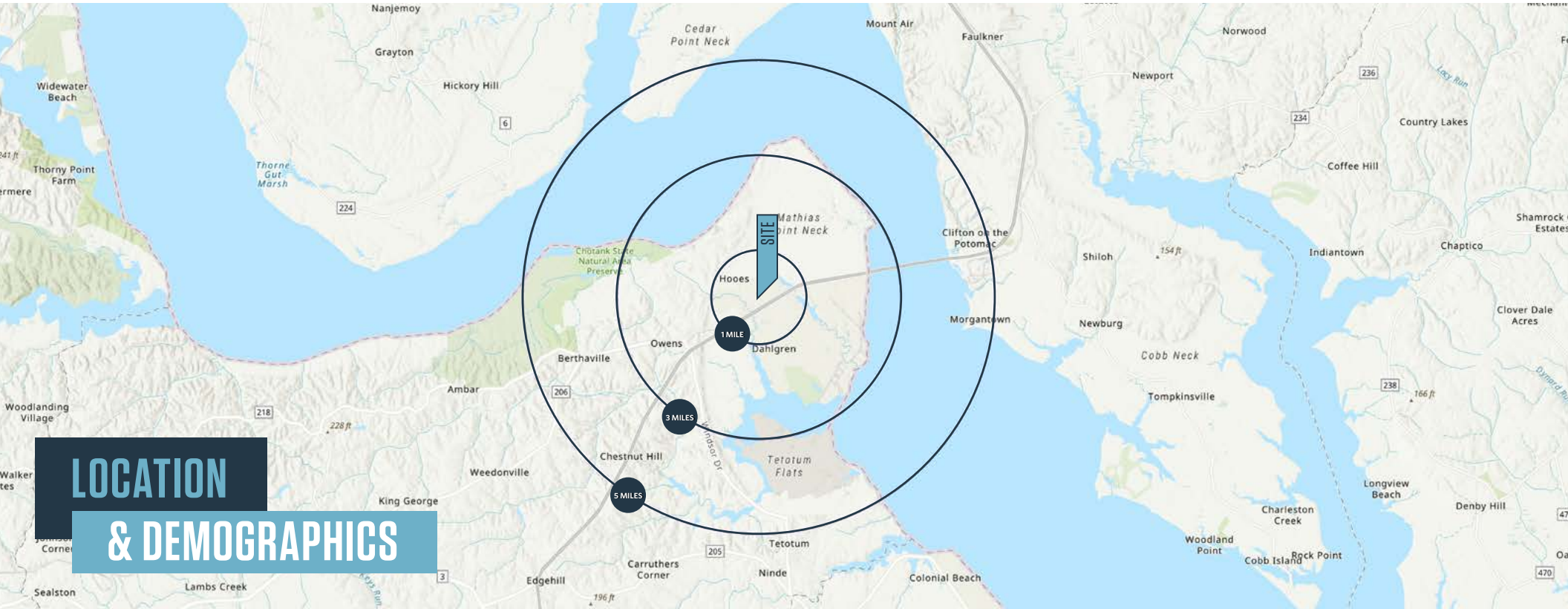
- Serving the Northern Neck area including the Dahlgren Naval Surface Warfare Center with over 11,000 daytime employees.
- Home to the new 42,000 SF Dahlgren Educational & Research Center operated by University of Mary Washington.
- Prominently located between Southern Maryland, Fredericksburg and Richmond at the entrance to the Northern Neck of Virginia.
- 70% of customers come from a 30 mile radius.

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LOCATION & DEMOGRAPHICS

TRAFFIC COUNTS | 2023

James Madison Pkwy	20,041 ADT
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	1-MILE	3-MILES	5-MILES			
	Population 2,163	5,394	8,271		Households 767	2,028 3,098
	Daytime Population 5,285	10,828	12,697		Average Household Income \$135,530	\$127,427 \$131,588

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MARKET AERIAL



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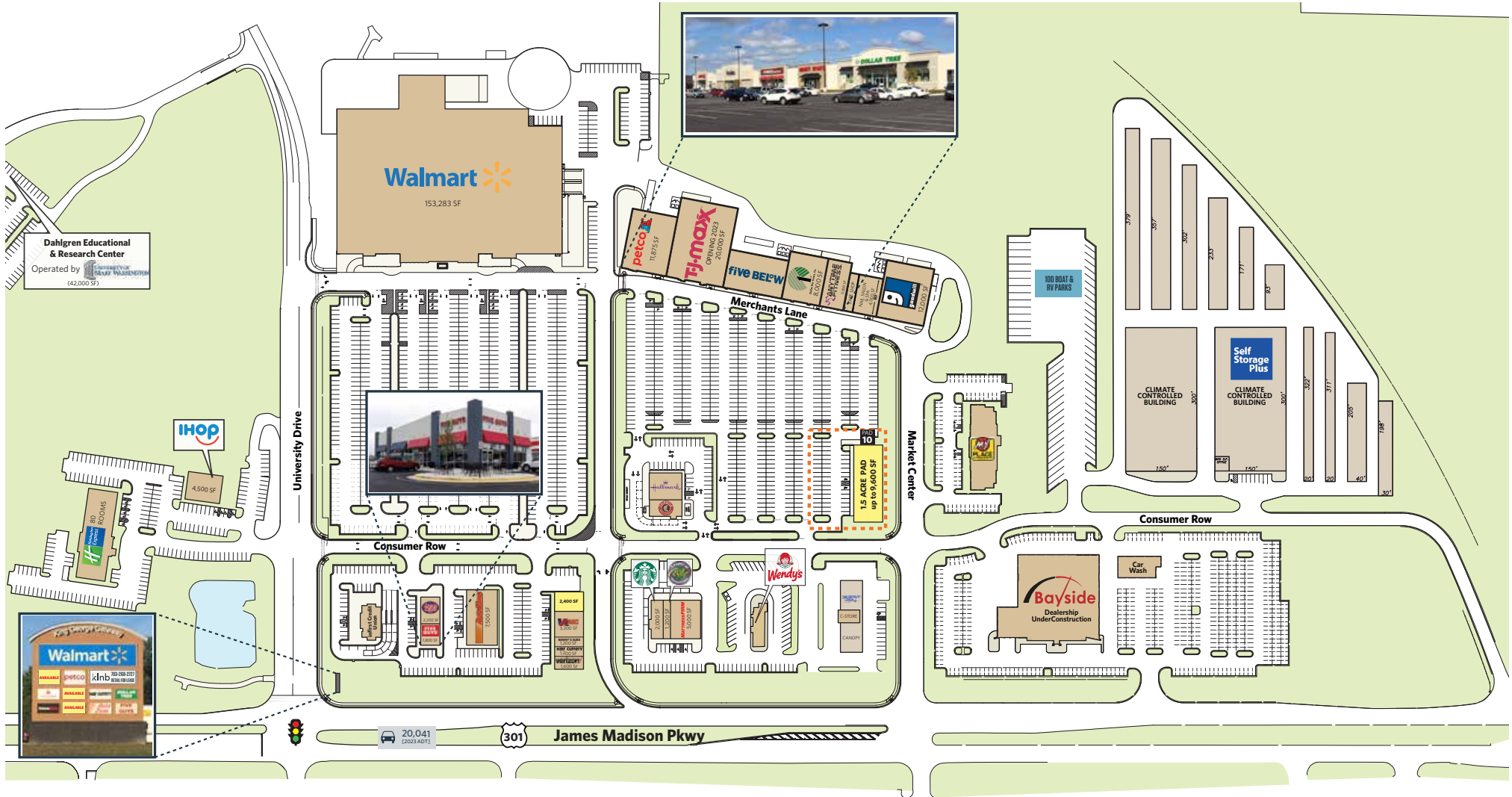
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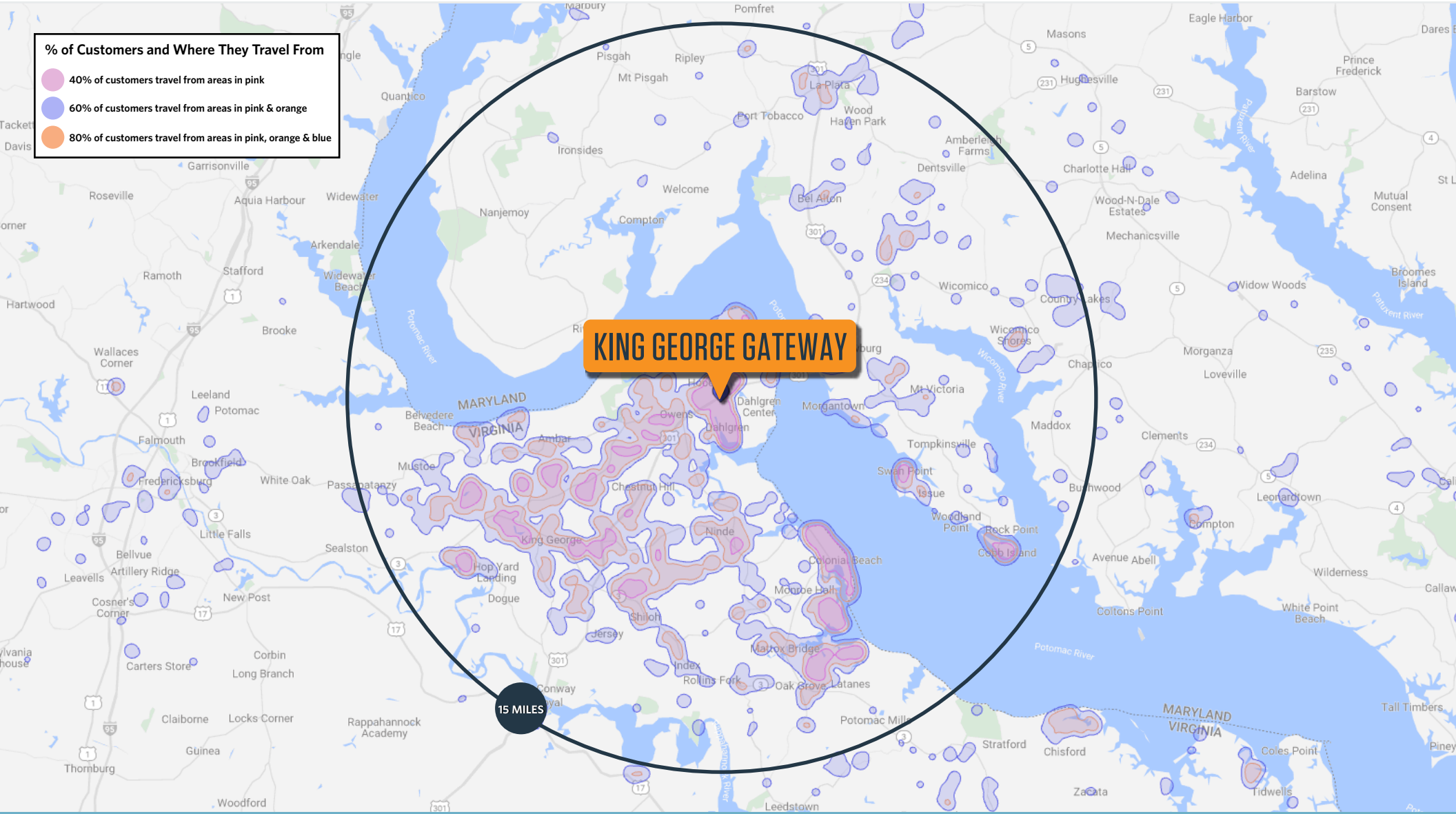
SITE PLAN



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CUSTOMER MAP



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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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