

FOR SALE

100% OCCUPANCY HIGH VISIBILITY RETAIL

10250

Kings Hwy.

KING GEORGE, VA 22485



SPECIFICATIONS

Lot Size:	1.01 AC
Size:	8,800 SF
Price:	\$925,000
NOI:	\$61,488
Occupancy:	100%

INVESTMENT SUMMARY



King George VA

MARKET



RETAIL AND TRADITIONAL OFFICE



8,800 SF

THE OFFERING

Total Operating Income	\$92,048
Total Operating Expense	\$30,560
Net Operating Income	\$61,488
Occupancy Offered	100%
Total Square Footage	8,800 SF
Lot Size	1.01 AC

HIGHLIGHTS

- Prime Kings Hwy visibility with high traffic counts
- Diverse tenant mix with professional and service uses
- Flexible floorplans appeal to a wide range of users
- Well-maintained property
- Strong accessibility to Route 3 and 301 corridors

PROPERTY OVERVIEW

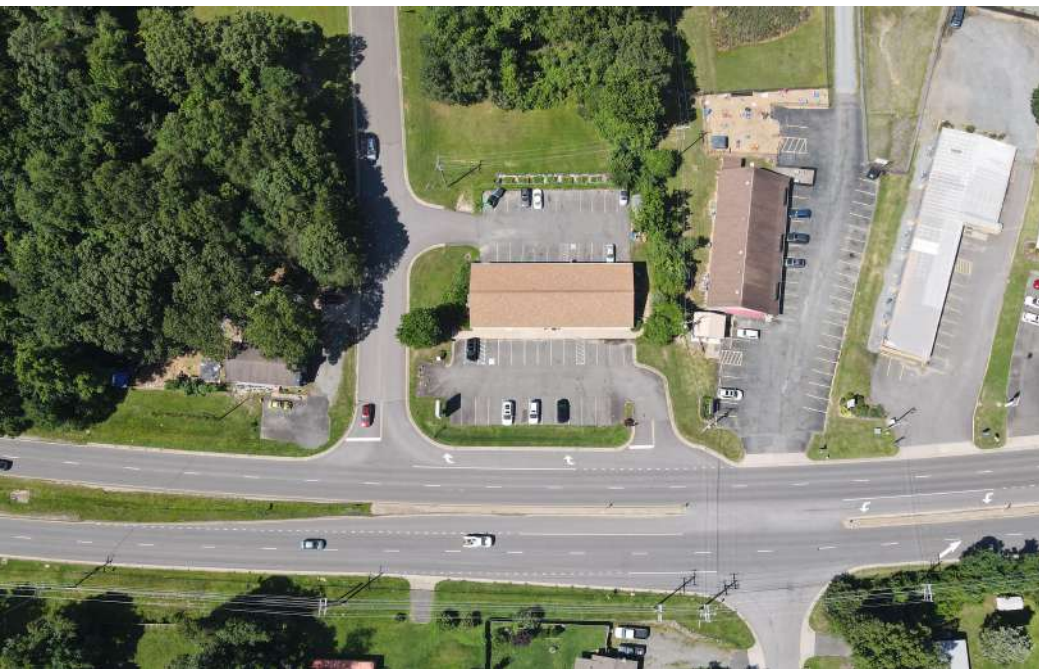


Johnson Realty Advisors is pleased to present two well-maintained office buildings in King George, Virginia, now offered individually or as a portfolio. The Kings Hwy property totals $\pm 8,800$ SF with a mix of professional and service tenants, flexible suite layouts, and strong visibility along a major corridor. The Journal Parkway property totals $\pm 15,000$ SF and is anchored by established medical and office tenants, offering a large adaptable footprint and recent building upgrades. Together or separately, these properties provide excellent accessibility, stable rental income, and strong positioning within a growing commercial market.

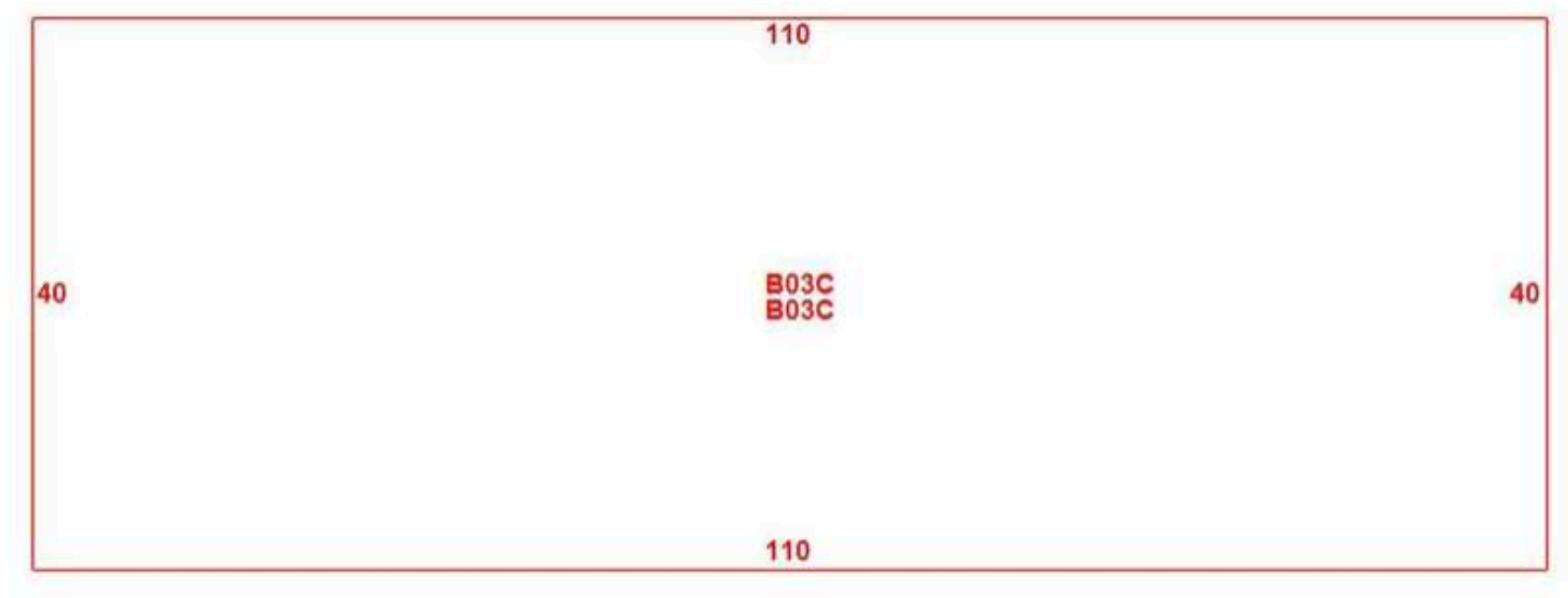


Lot Lines Are Approximate

KINGS HIGHWAY PHOTOS



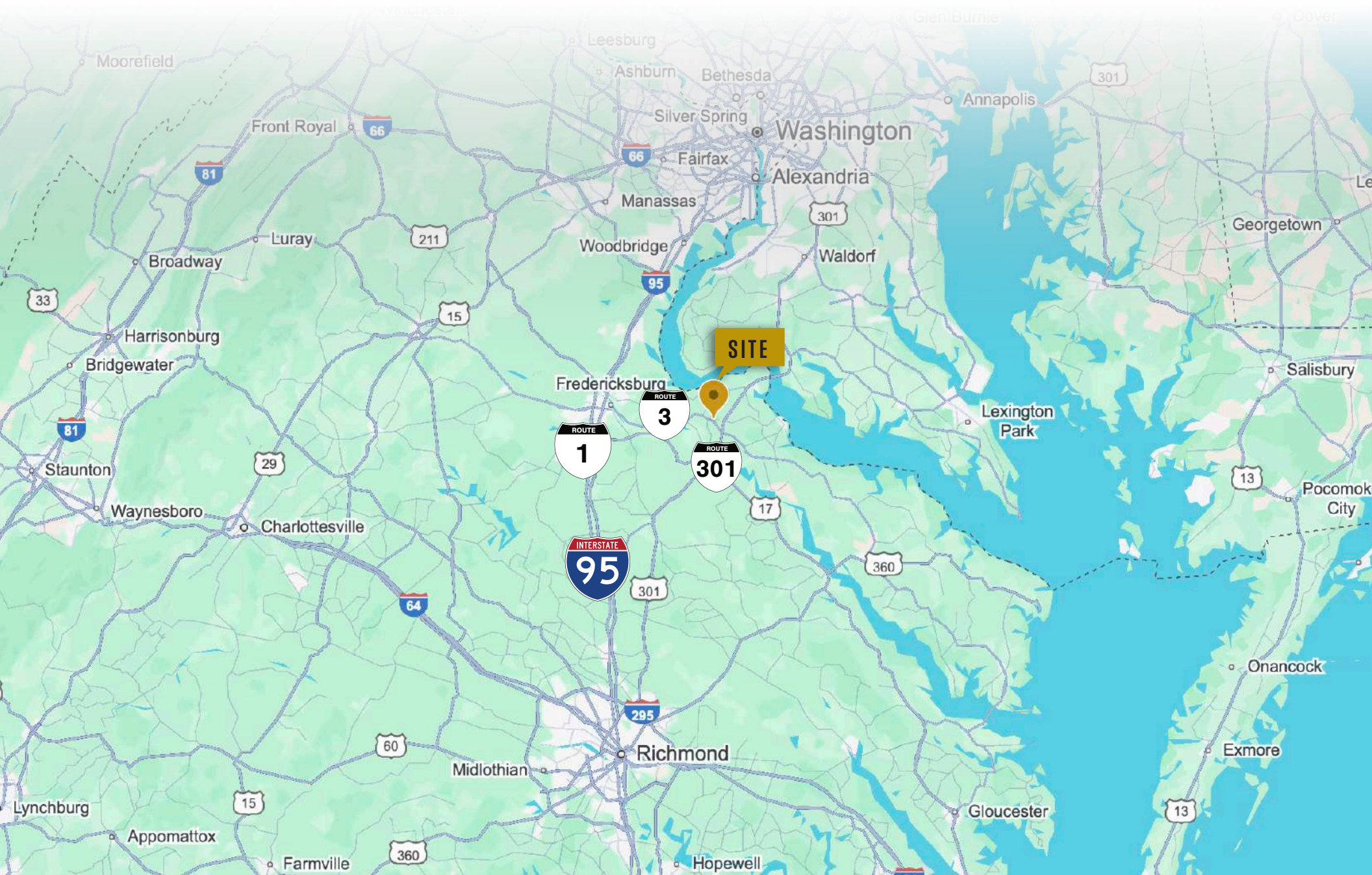
KINGS HIGHWAY FLOORPLAN



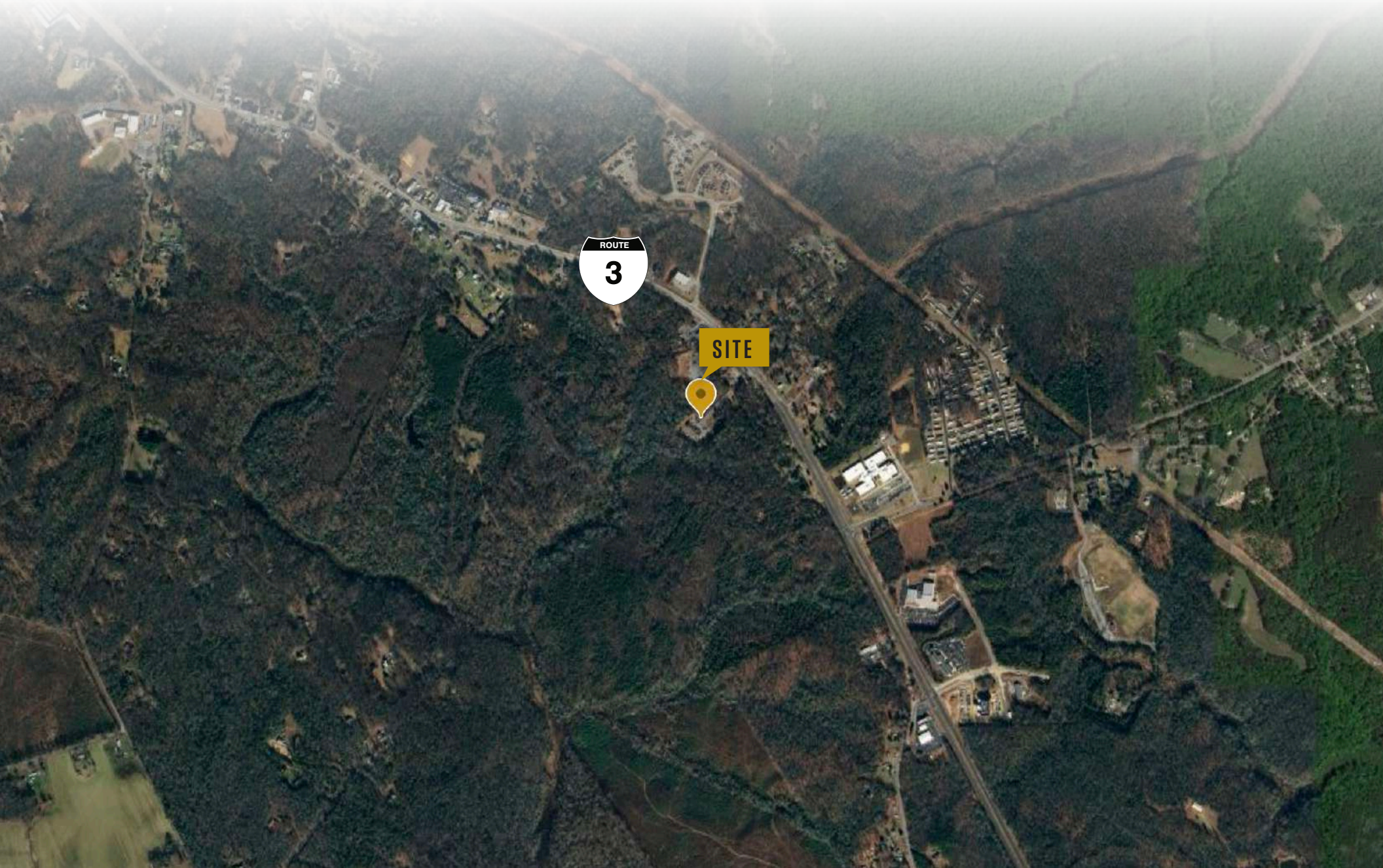
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REGIONAL MAP VIEW



LOCAL 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:



Heather Hagerman

📞 540-429-2429 (Cell)

☎ 540-372-7675 (Office)

✉ hagerman@johnsonrealtyadvisors.com



Fitzhugh Johnson III

📞 540-623-4565 (Cell)

☎ 540-372-7675 (Office)

✉ fjohnson3@johnsonrealtyadvisors.com



Andrew Hall

📞 540-656-3515 (Cell)

☎ 540-372-7675 (Office)

✉ Andrew@johnsonrealtyadvisors.com



J O H N S O N

REALTY

ADVISORS

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