



COLDWELL BANKER
COMMERCIAL
ELITE



James Madison Parkway (8,220 VPD)

7.91 ACRES WITH INCOME & COMMERCIAL POTENTIAL
FOR SALE | 7.91 ACRES

8294 & 8286 James Madison Parkway, King George, VA 22485

ASKING PRICE
\$499,900

The offering of 8294 and 8286 James Madison Parkway presents a unique opportunity to acquire a highly versatile 7.91-acre property in the growing King George County market. With over 530 feet of frontage along a main corridor, the Property offers excellent visibility and easy access, making it well-suited for a variety of uses.

The Property is improved with five (5) structures, including two income-producing residential rentals, one vacant single-family home that can be used as a primary residence or leased for additional income, a leased warehouse, a vacant retail storefront, and a storage structure. This mix of residential and commercial buildings provides steady income today, with additional upside through leasing the currently vacant home and retail space, allowing a new owner to increase cash flow over time while tailoring the Property to their needs.

Conveniently located less than four (4) miles from Naval Support Facility Dahlgren and under seven (7) miles from the Nice Bridge connecting to Maryland, the Property benefits from strong demand driven by nearby employment centers and commuter traffic. The continued growth throughout King George County further supports long-term value and usability.

With dual zoning of General Commercial (C-2) and Rural Agriculture (A-2), the Property allows for a wide range of potential uses—whether for a business owner, investor, or someone looking for a live-work setup—all offered at an attractive price of **\$499,900**.

KEY HIGHLIGHTS

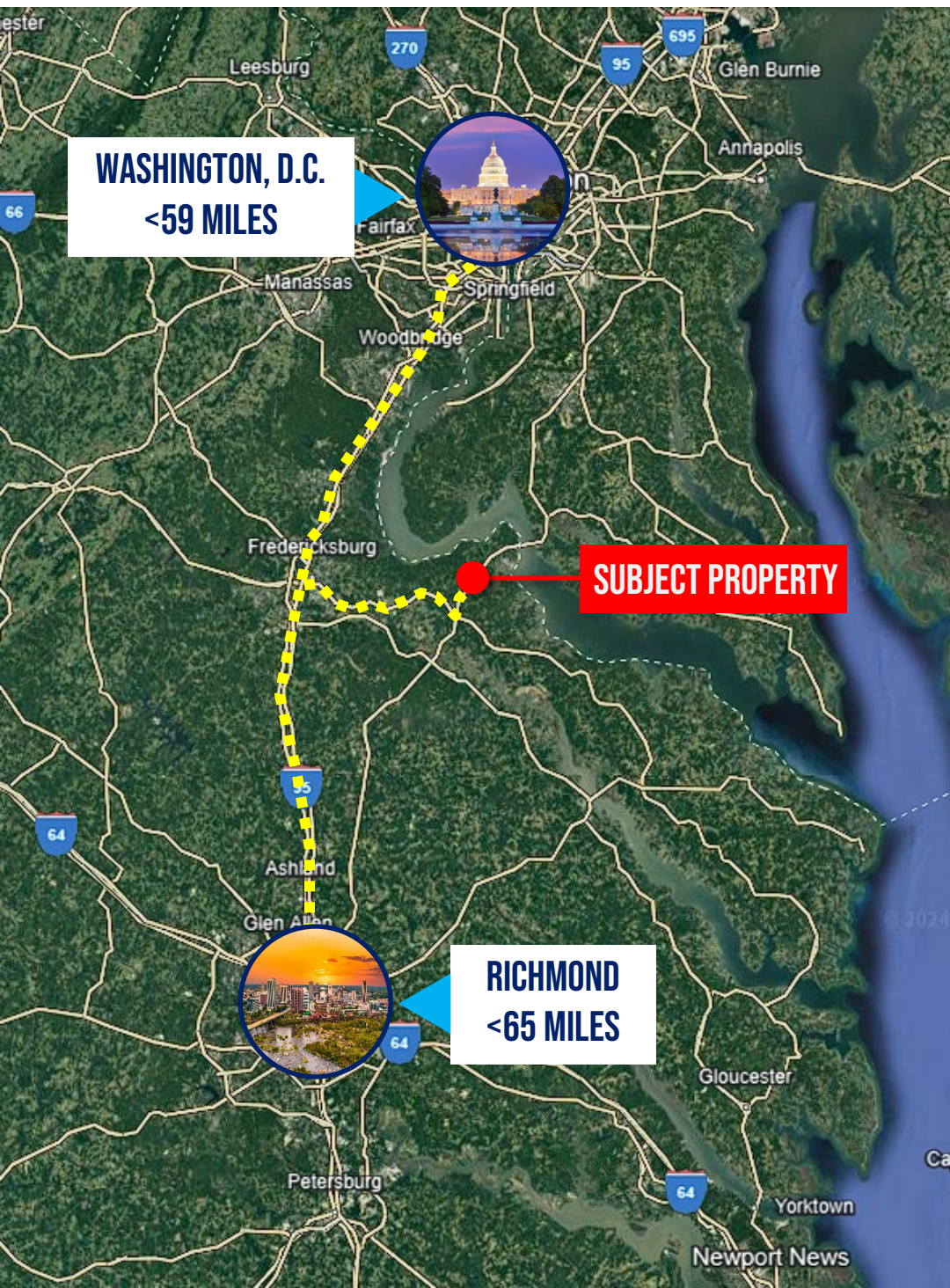
- **7.91 Acres | Two Parcels**
Ample space for a variety of uses
- **Multi-Building Property**
2 rental homes, 1 vacant home, leased warehouse, vacant retail, storage structure
- **Live-Work Potential**
Ideal for owner-user with on-site income
- **Income Upside**
Lease vacant home and retail to increase cash flow
- **530+ Ft Frontage**
Strong visibility on James Madison Parkway
- **Convenient Location**
Near Naval Support Facility Dahlgren and Nice Bridge
- **Growing King George County Market**
- **Flexible Zoning (C-2 & A-2)**
- **Offered at \$499,900**



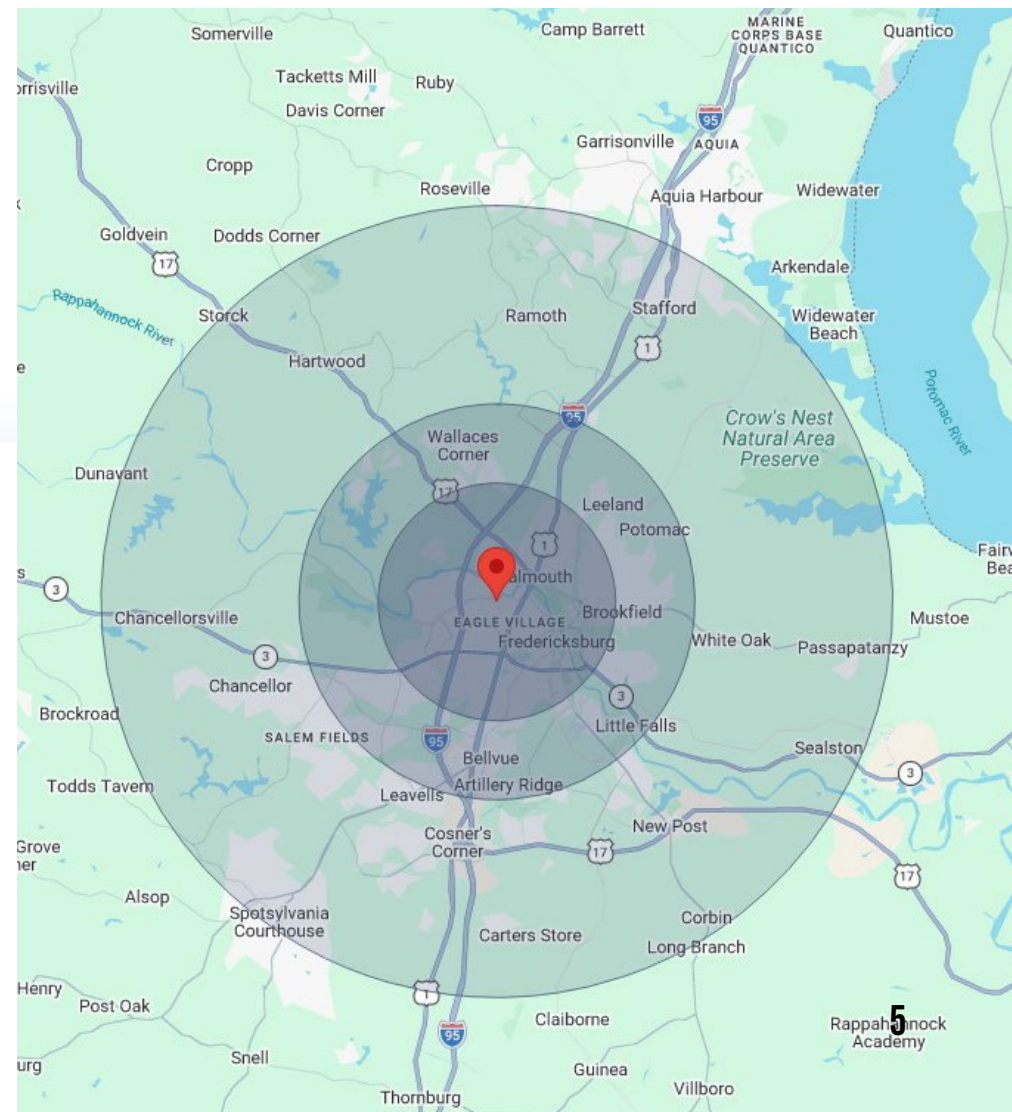




PROPERTY DEMOGRAPHICS



POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	4,364	12,589	34,831
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	1,858	4,832	13,095
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$124,738	\$119,142	\$113,544



OFFERING MEMORANDUM

7.91 ACRES WITH INCOME & COMMERCIAL POTENTIAL

8294 & 8286 JAMES MADISON PARKWAY, KING GEORGE, VA 22485

FOR MORE INFORMATION PLEASE CONTACT:



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