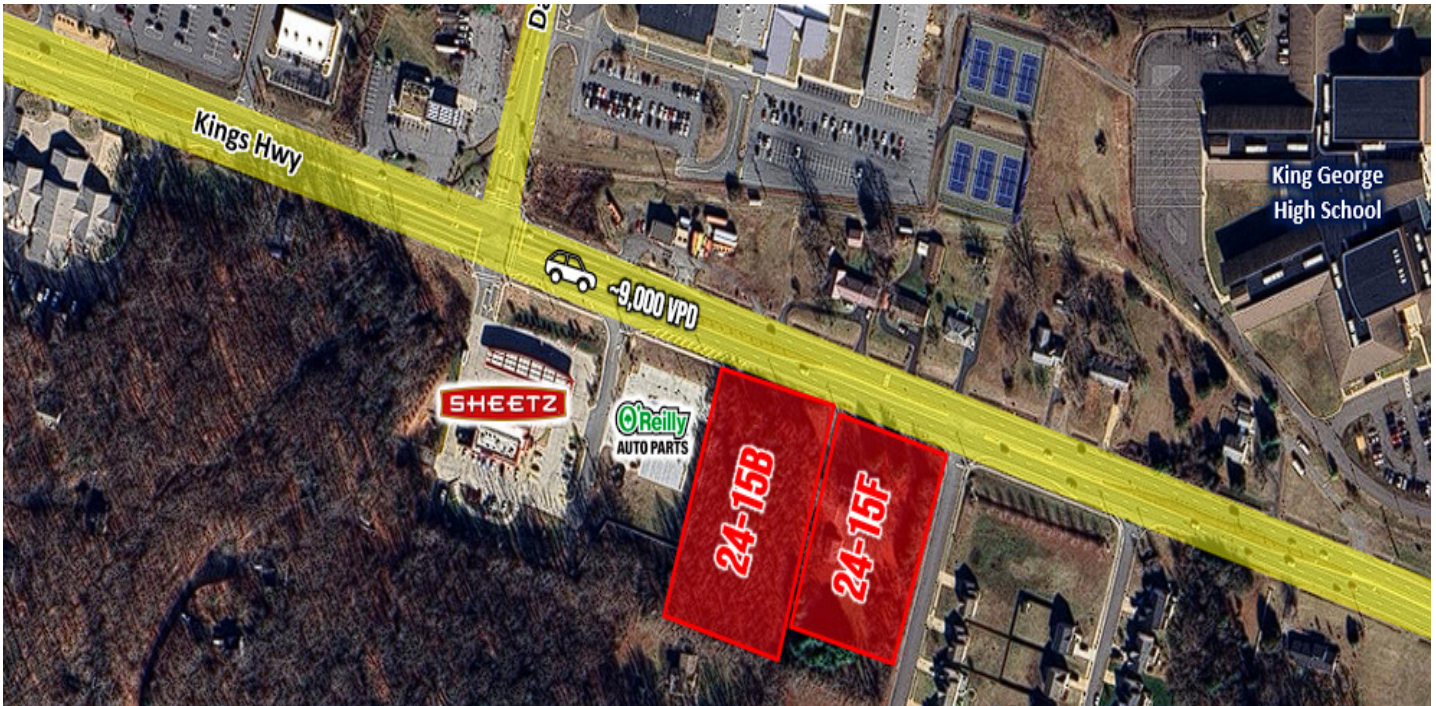


LEASE

1.82 AC PARCEL FOR LEASE IN KING GEORGE, VA

Kings Highway and Deer Lane King George, VA 22485



PROPERTY DESCRIPTION

Sub-Dividable 1.82 acre Commercial Parcel for Ground Lease in King George, VA

OFFERING SUMMARY

Lease Price:	Negotiable
Lease Rate:	Negotiable
Available SF:	1.82 Acres
Lot Size:	Sub-Dividable

PROPERTY HIGHLIGHTS

- Adjacent to O'Reilly Auto Parts
Strong automotive and service-oriented co-tenancy driving consistent traffic and visibility
- Near Sheetz at Signalized Intersection
Prime proximity to a high-volume convenience and fuel operator at a controlled intersection.
- Close to Food Lion-Anchored Shopping Center
Benefits from established daily-needs traffic and strong neighborhood draw.
- Excellent Route 3 Visibility
Prominent frontage along one of the area's primary commuter and retail corridors.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,924	5,163	12,601
Total Population	8,488	14,726	35,041
Average HH Income	\$130,432	\$138,822	\$138,159

Donny Self, CCIM
(540) 842-6202

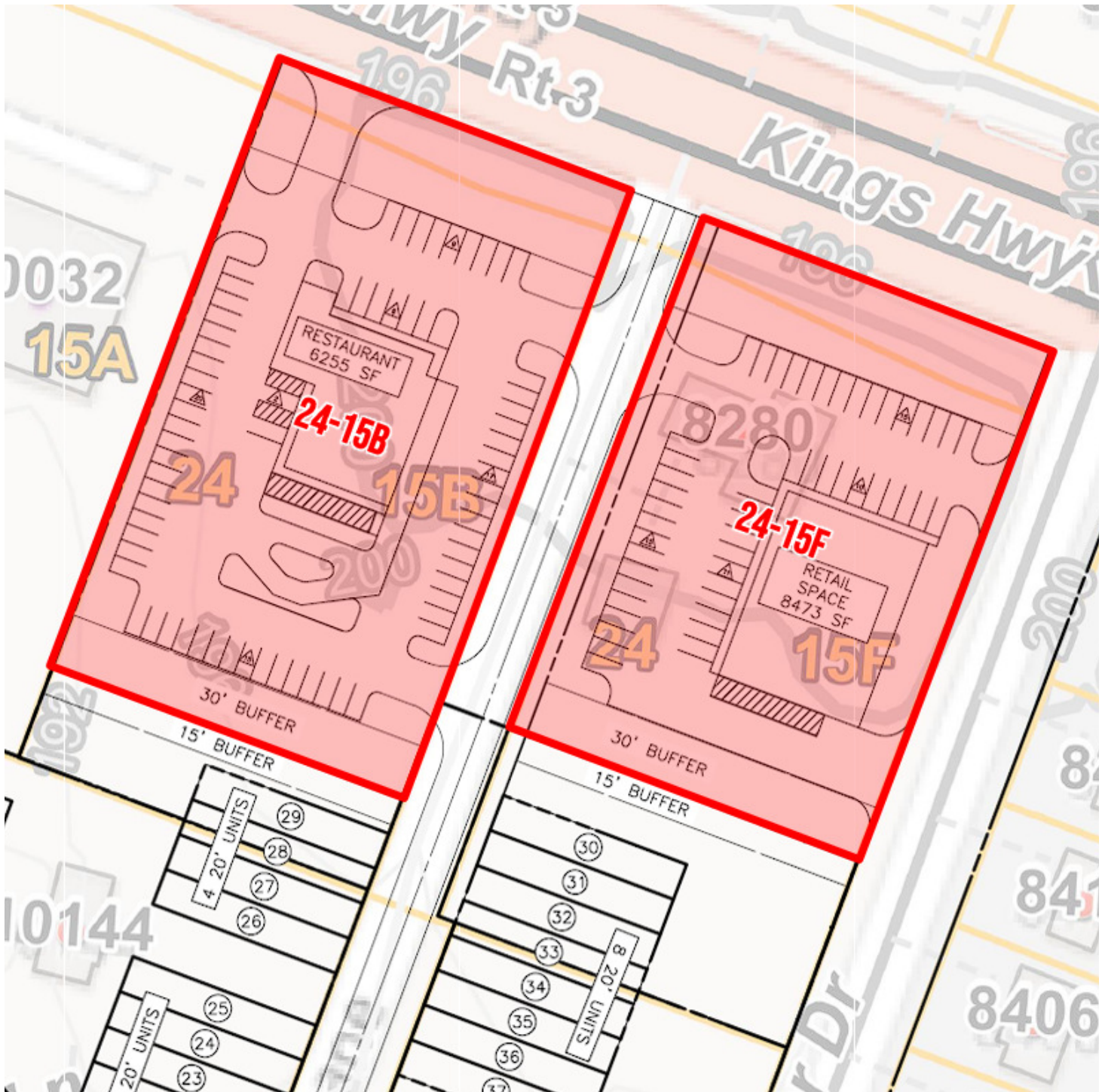


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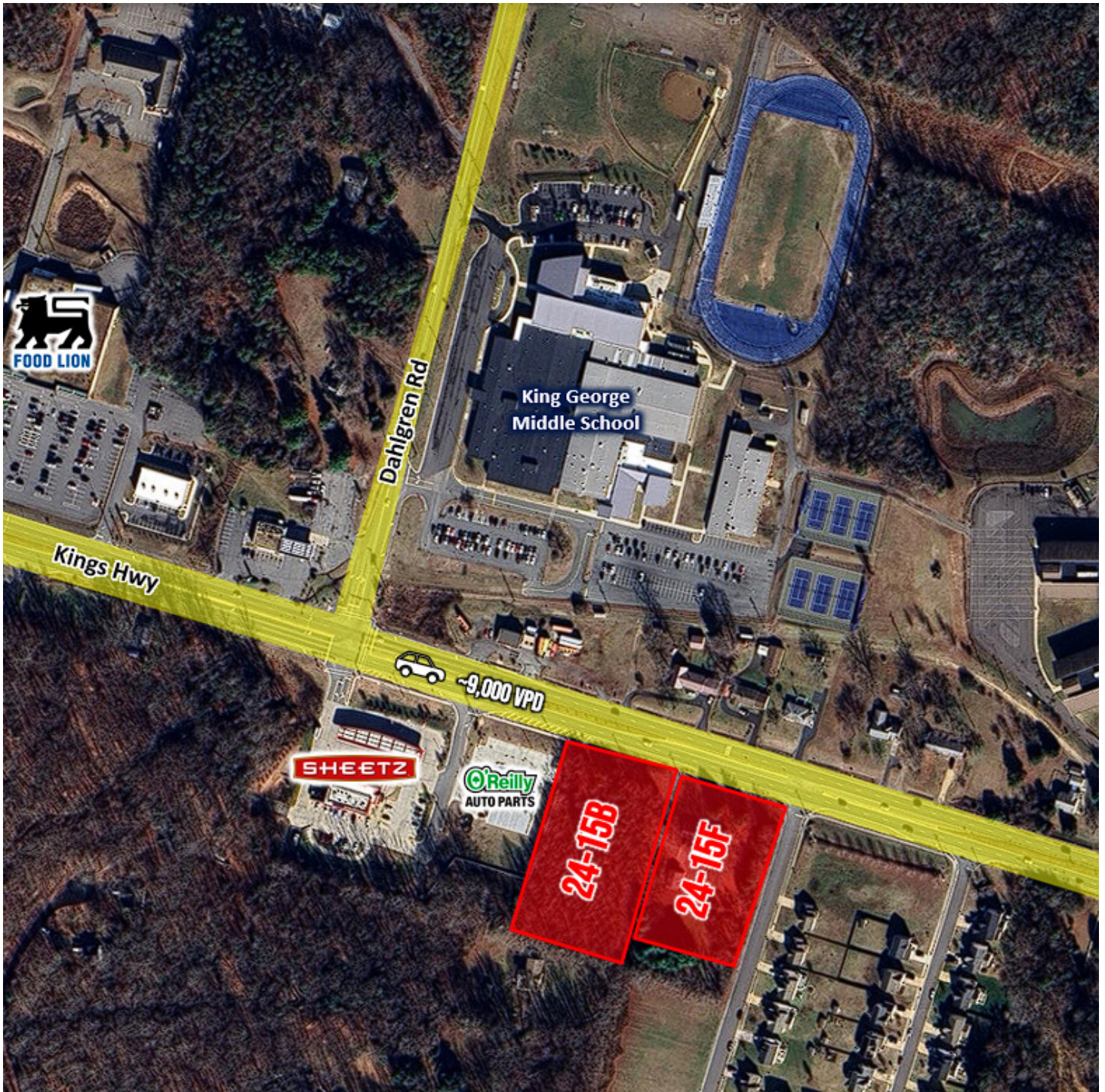


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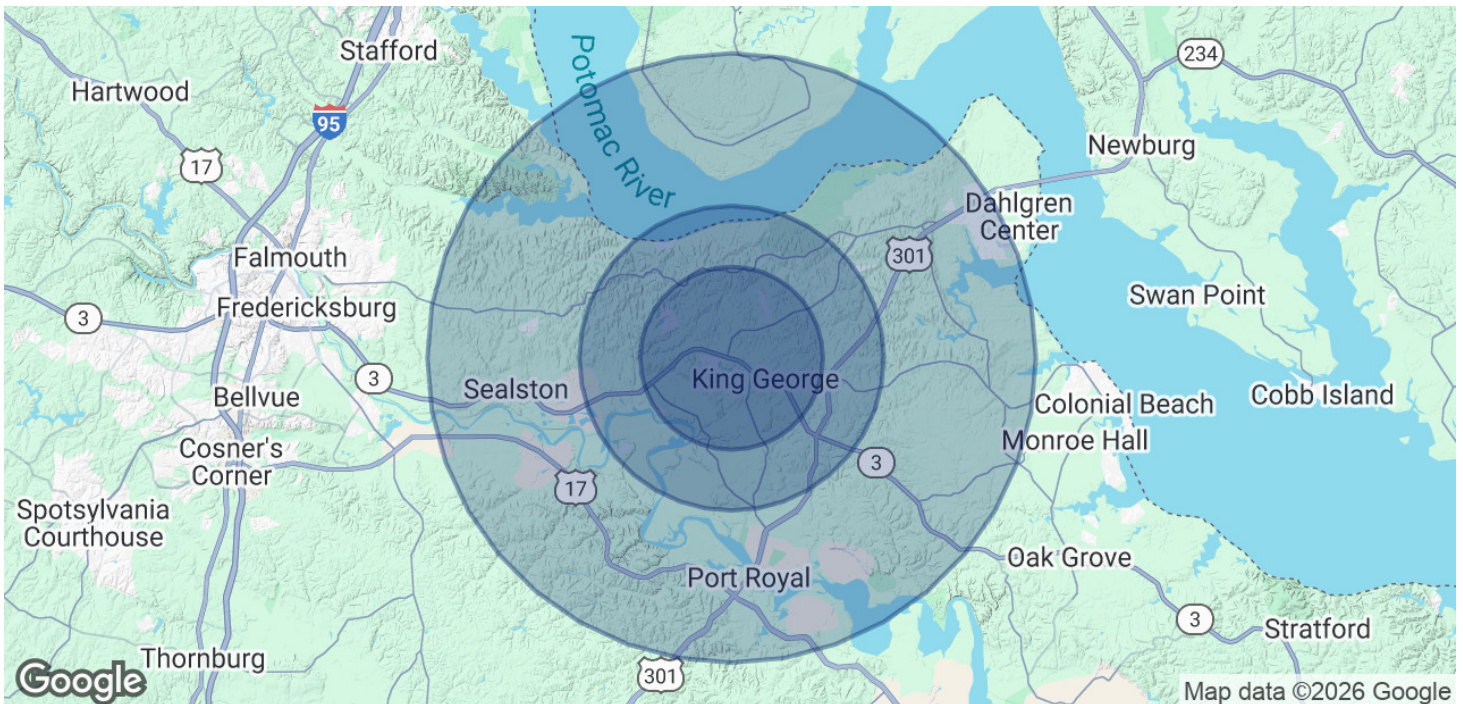


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Kings Highway and Deer Lane King George, VA 22485



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	8,488	14,726	35,041
Average Age	38	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	2,924	5,163	12,601
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$130,432	\$138,822	\$138,159
Average House Value	\$418,757	\$440,444	\$468,181

Demographics data derived from AlphaMap

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