

# 7947 & 7949 KINGS HIGHWAY

King George, VA 22485



THALHIMER

VIRTUAL TOUR



AVAILABLE FOR SALE OR LEASE



RETAIL OFFICE SPACE

## Property Features

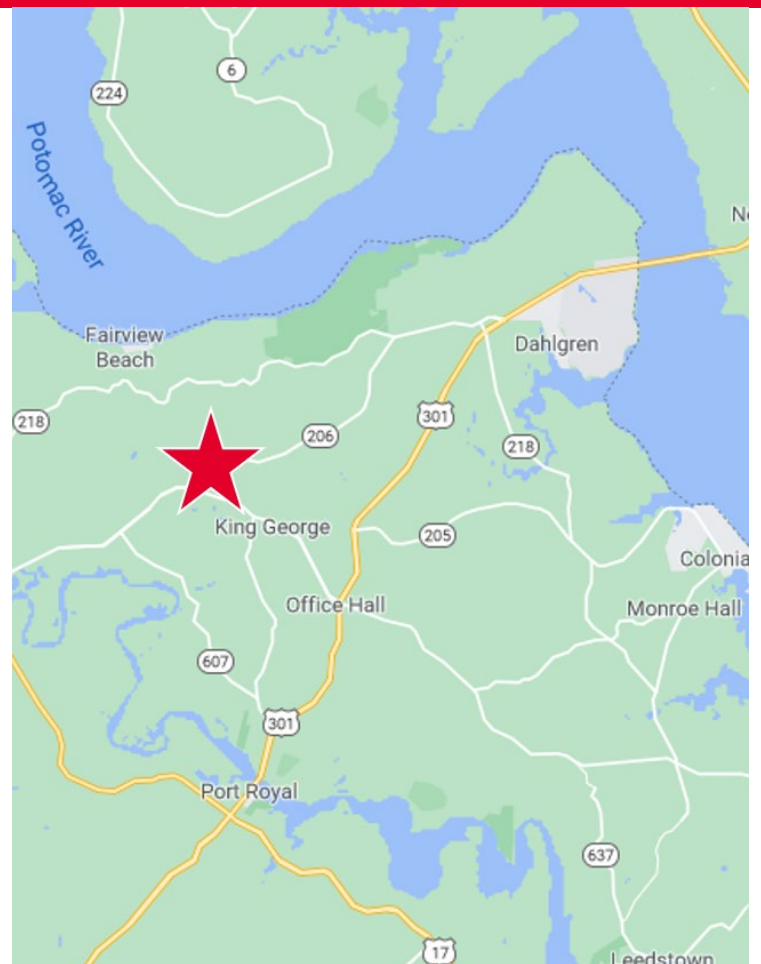
- End-cap units — 2,700 SF; can be divided
- Lighted pylon signage available on Route 3
- Located in the Shoppes at First Lady's Centre
- 20,000 VPD on King's Highway / Rt. 3

## Specifications

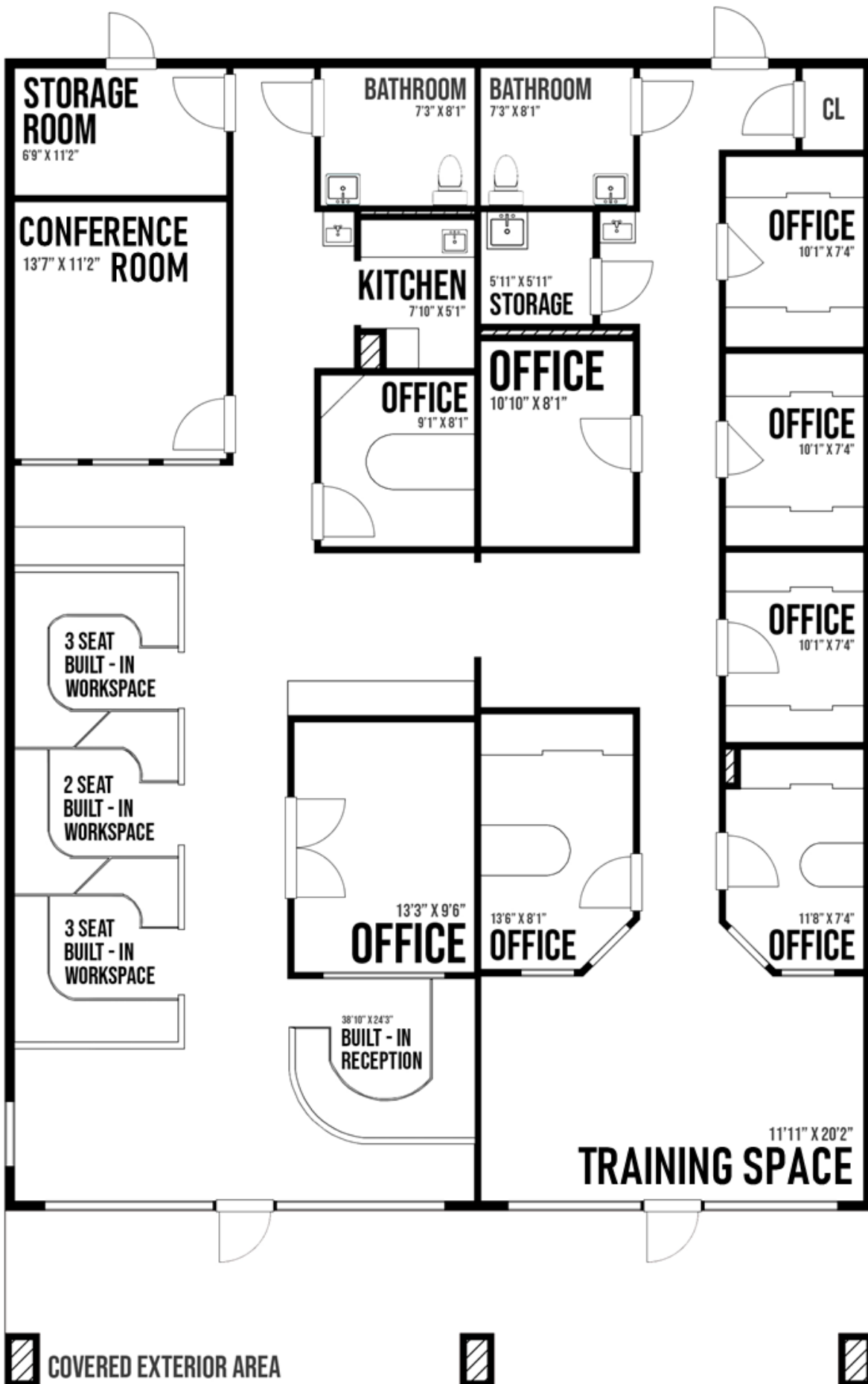
Total Size	2,700 SF
Available SF	7947: 1,500 SF 7949: 1,200 SF
Lease Rate	\$15.00 PSF NNN (NNN = \$3.00 Est.)
Asking Price	\$550,000

## JAMIE SCULLY, CCIM

Senior Vice President | 540 322 4140  
jamie.scully@thalhimer.com

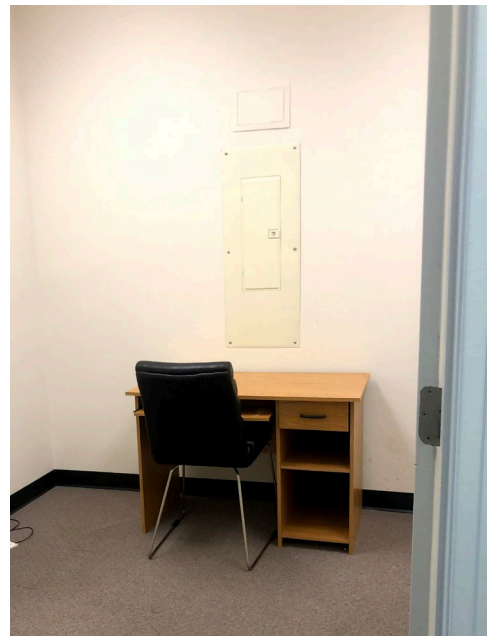
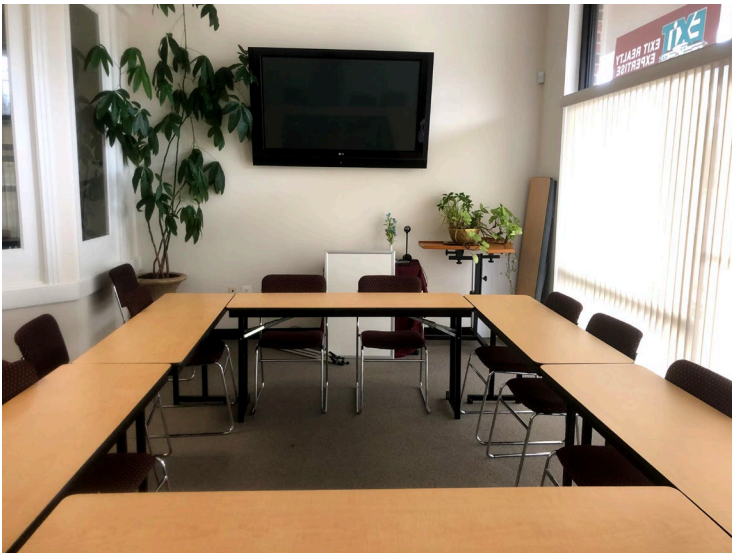
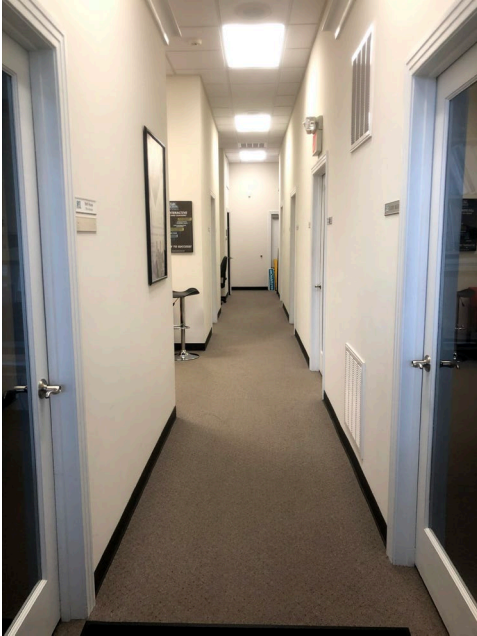


# FLOOR PLAN





# PHOTOGRAPHY





# AERIAL



	1 Mile	3 Miles	5 Miles
<b>Population</b>	8,022	52,086	116,907
<b>Daytime Population</b>	8,905	51,471	128,825
<b>Average H.H. Income</b>	\$107,224	\$115,129	\$121,045

## Joint & Nearby Tenants / Retailers



**JAMIE SCULLY, CCIM**  
 Senior Vice President  
 540 322 4140  
 jamie.scully@thalhimer.com

1125 Emancipation Hwy.  
 Suite 350  
 Fredericksburg, VA 22401  
 www.thalhimer.com



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