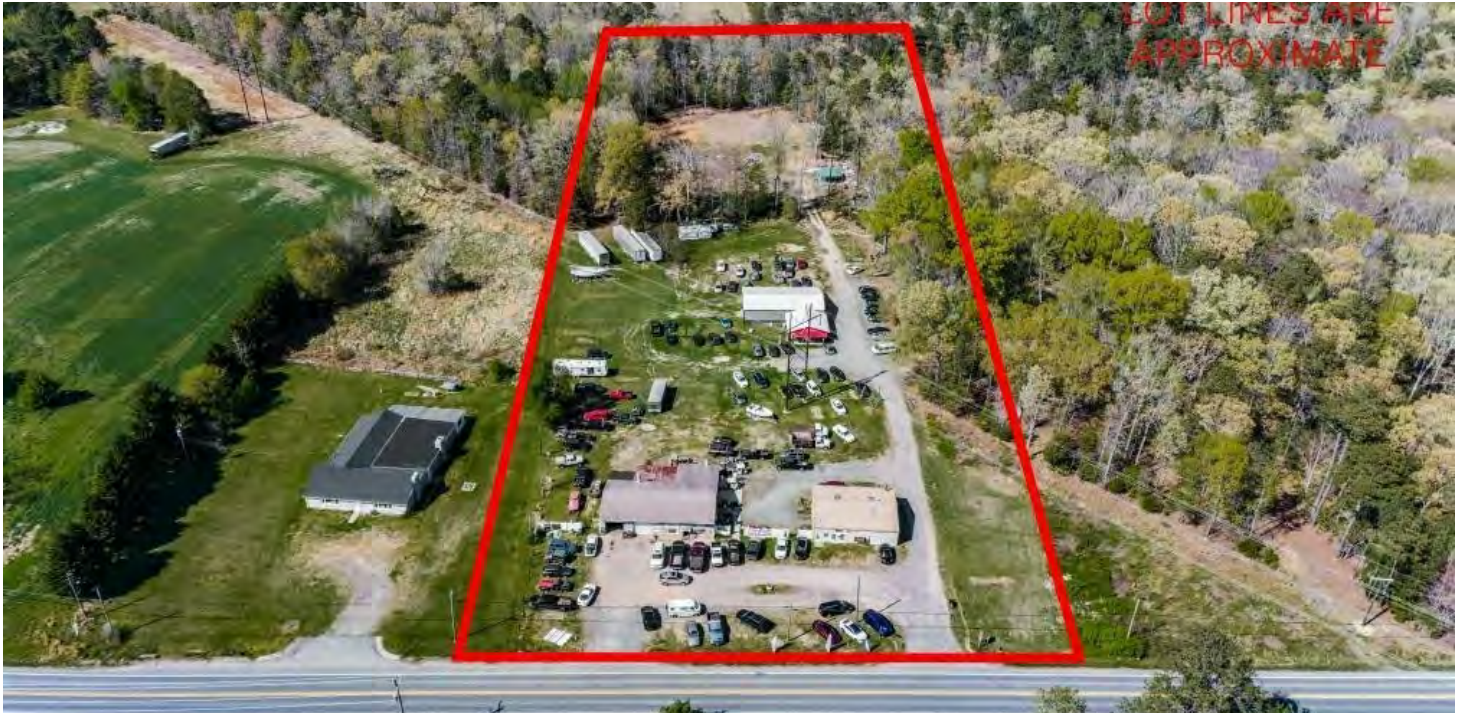


SALE WESTMORELAND COUNTY, VA INVESTMENT PORTFOLIO

3643 Kings Highway Colonial Beach, VA 22443



PROPERTY DESCRIPTION

Introducing a prime retail investment opportunity at 3643 Kings Highway in Colonial Beach, VA. This attractive property features a 5,000 SF building with 3 units, 100% occupancy, and B1 zoning. Ideal for retail or street retail investors, it presents an owner-user opportunity with rental income potential. The flexible commercial layout suits various businesses, while the 5-acre site offers room for expansion and outdoor storage. With strong frontage along Kings Highway and easy access throughout the Northern Neck region, this property is a compelling choice for investors seeking long-term growth potential.

PROPERTY HIGHLIGHTS

- Owner-user opportunity with the ability to occupy all or a portion of the property while benefiting from additional rental income
- Flexible commercial layout ideal for automotive, contractor, service, storage, or light industrial users
- Approximately 5-acre site offering room for outside storage, expansion, or future development

OFFERING SUMMARY

Sale Price:	\$799,999
Number of Units:	3
Lot Size:	5 Acres
Building Size:	5,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	959	2,410	8,455
Total Population	2,454	5,870	21,170
Average HH Income	\$82,763	\$92,502	\$103,819

Donny Self, CCIM
(540) 842-6202



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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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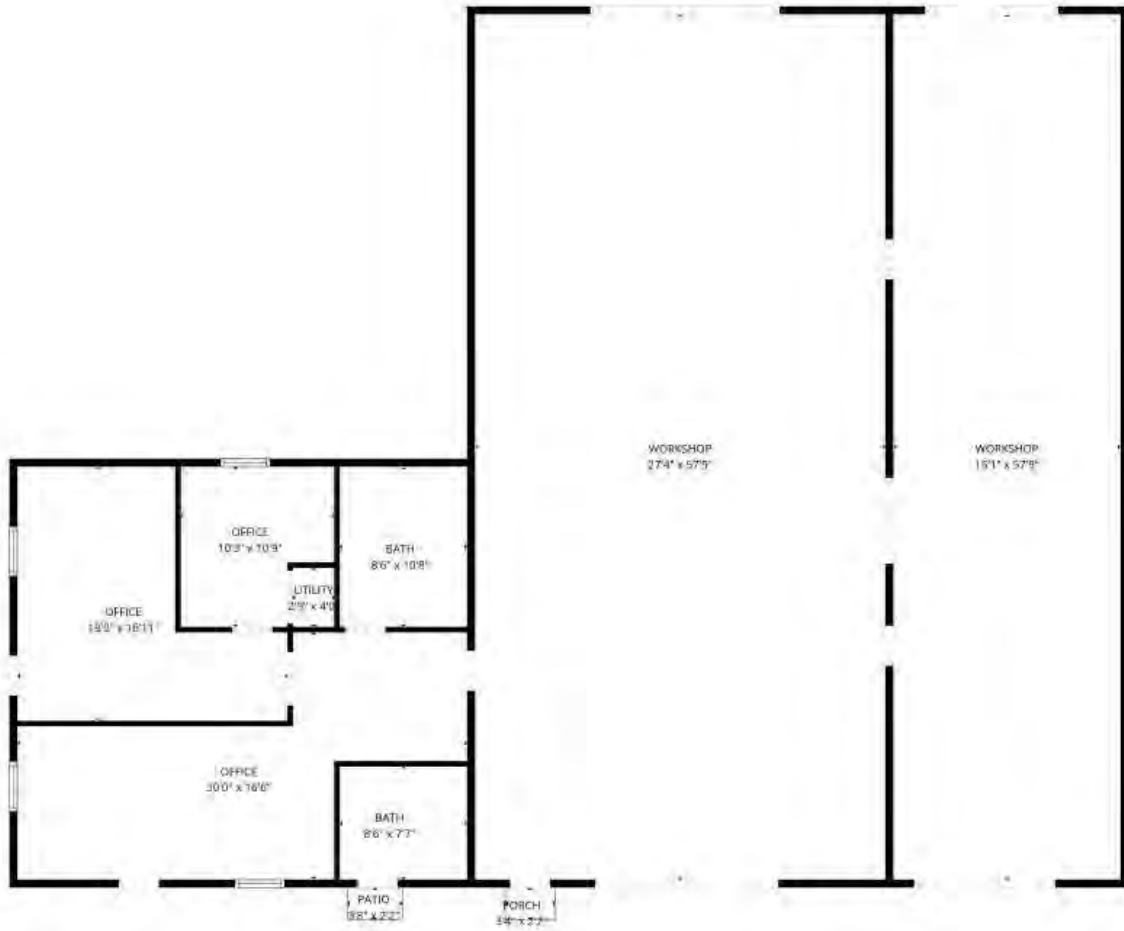
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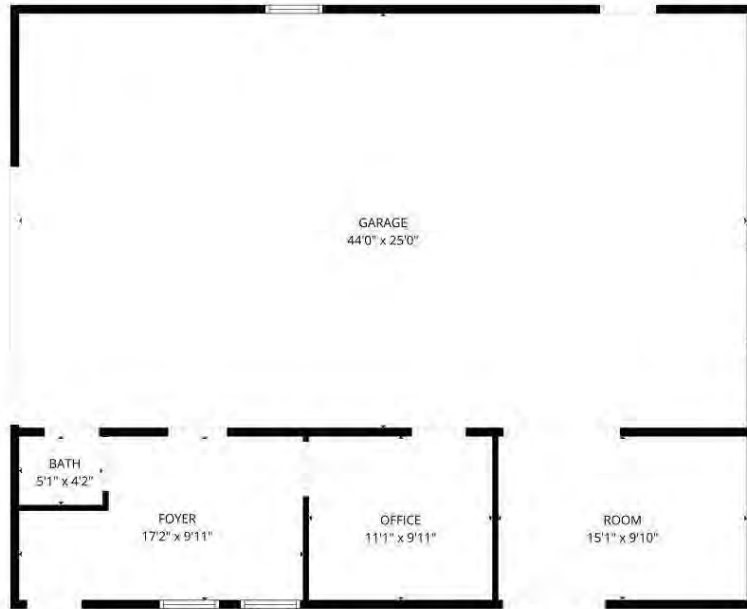
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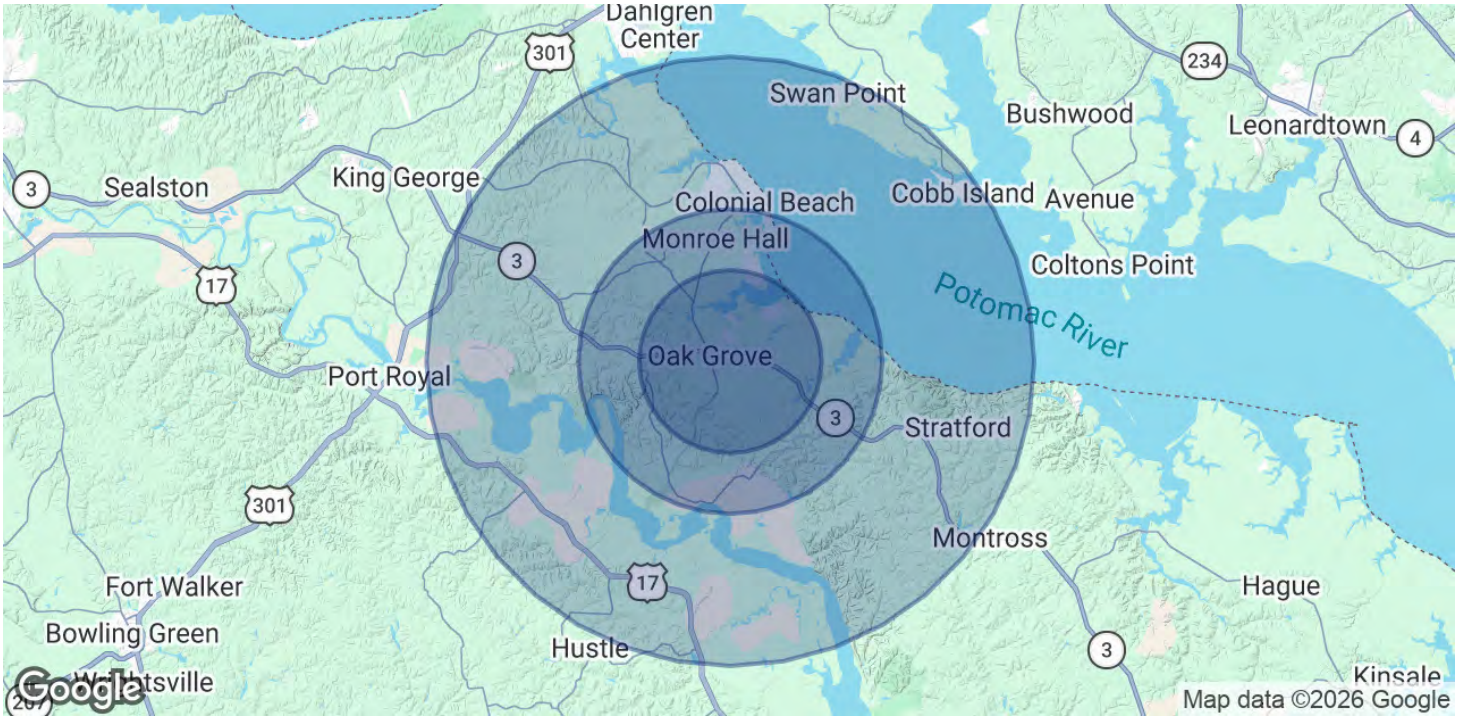
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,454	5,870	21,170
Average Age	43.5	49.5	45.7
Average Age (Male)	43.1	49.1	44
Average Age (Female)	43.6	49.2	46.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	959	2,410	8,455
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$82,763	\$92,502	\$103,819
Average House Value	\$235,470	\$268,337	\$305,206

2023 American Community Survey (ACS)

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3643 Kings Highway Colonial Beach, VA 22443



DONNY SELF, CCIM

Vice President

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PROFESSIONAL BACKGROUND

Donny Self – Senior Sales Associate, Coldwell Banker Commercial Elite

With a proven track record of success, Donny Self is a top-performing Senior Sales Associate at Coldwell Banker Commercial Elite. Recognized in the top 2% of Coldwell Banker Commercial (CBC) Sales Associates worldwide, Donny is a results-driven expert specializing in commercial investment sales, acquisitions, retail leasing, and landlord/tenant representation.

Donny's deep industry knowledge and CCIM (Certified Commercial Investment Member) designation position him as a trusted advisor for investors, landlords, and tenants seeking prime commercial opportunities. His ability to negotiate and close high-value deals has earned him multiple accolades, including the CBC Circle of Distinction Silver and Bronze Awards.

His extensive client portfolio includes national and regional brands such as McDonald's, Panera Bread, Verizon, Taco Bell, Firehouse Subs, AutoZone, and more, making him the go-to expert for businesses looking to expand or invest in commercial real estate.

With a strategic mindset, market expertise, and a results-oriented approach, Donny Self is the partner you need to maximize your real estate investments and secure premium locations for your business.

Looking for the right commercial property or investment opportunity? Contact Donny Self today!

EDUCATION

Donny holds a Bachelor of Science Degree in Business Administration from the University of Mary Washington, and is a native of Fredericksburg.

MEMBERSHIPS

Mr. Self is an active member of the International Council of Shopping Centers

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