

# FOR SALE

5,270 SF OFFICE/RETAIL

## 20049

Jefferson Davis Hwy.  
RUTHER GLEN, VA 22546



### SPECIFICATIONS

Lot Size:	2.98 AC
Size:	5,270 SF
Price:	\$950,000
Zoning:	B-1
Tax ID:	67-A-27



# PROPERTY OVERVIEW



Johnson Realty Advisors is pleased to present this commercial property consisting of three freestanding buildings totaling approximately 5,270 square feet on  $\pm 2.98$  acres along Jefferson Davis Highway (Route 1) in Ruther Glen, Virginia. The property offers strong visibility, ample parking, and convenient access to I-95 (Exit 110), making it well-positioned for businesses seeking exposure and accessibility. Zoned B-1, the site supports a wide range of commercial uses including office, medical, professional services, retail service operators, and owner-user occupancy. The flexible layout of the three buildings allows for multi-tenant income, single-user consolidation, or a hybrid investment/owner-user approach.

An aerial photograph of the property, outlined in yellow. The property contains three freestanding commercial buildings and a parking lot. A yellow label with the word 'PREMISES' points to the buildings. The property is surrounded by trees with autumn foliage. A road, identified as Route 1, runs along the bottom of the property.

PREMISES



Three freestanding commercial buildings totaling  $\pm 5,000$  SF

Prominent Route 1 frontage with excellent visibility and signage opportunity

Zoned B-1, supporting broad commercial and professional use

Ample on-site parking on a  $\pm 2.98$  acre parcel

Quick access to I-95 (Exit 110) serving the growing Ruther Glen



# TENANT OVERVIEW



OFFICE  
2,684 SF

COUNSELOR  
576 SF

THE ANVIL TATTOO  
SHOP  
2,010 SF



# FLOORPLANS





# EXTERIOR PHOTOS





# INTERIOR PHOTOS





# INTERIOR PHOTOS





# LOCAL VIEW



PENDLETON

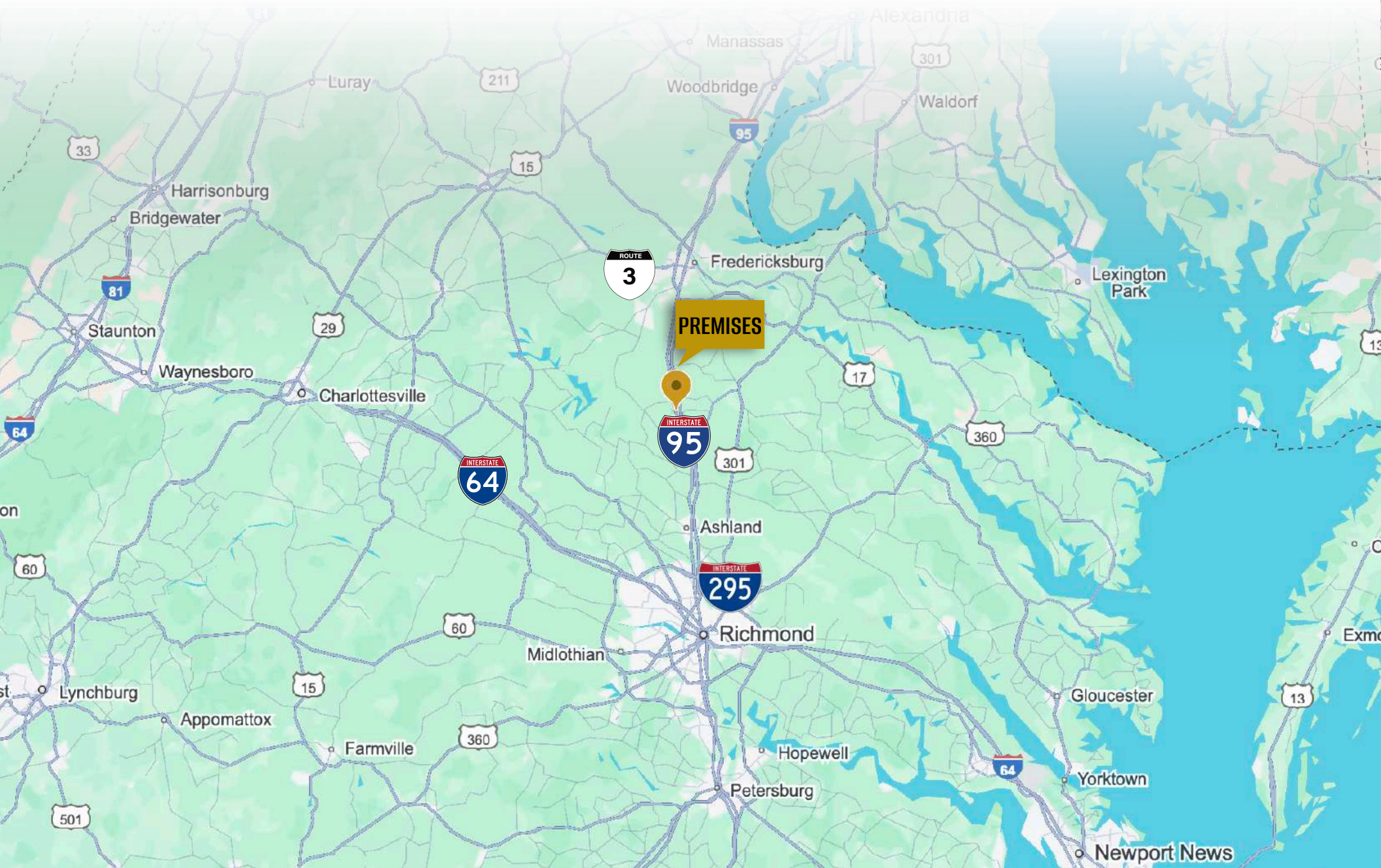
LAKE  
CAROLINE



PREMISES



# REGIONAL VIEW





# DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$85,731	\$104,367	\$102,924
Median Household Income	\$64,290	\$80,312	\$78,819
< \$25,000	276	530	1,238
\$25,000 - 50,000	272	1,111	2,189
\$50,000 - 75,000	376	904	2,074
\$75,000 - 100,000	324	800	1,607
\$100,000 - 125,000	33	515	1,226
\$125,000 - 150,000	11	629	1,120
\$150,000 - 200,000	69	354	849
\$200,000+	140	587	1,190

POPULATION	2 mile	5 mile	10 mile
2020 Population	3,882	13,733	29,259
2024 Population	3,892	14,819	31,265
2029 Population Projection	4,252	16,029	33,887
Annual Growth 2020-2024	3.8%	2.0%	1.7%
Annual Growth 2024-2029	1.9%	1.6%	1.7%
Median Age	38.2	38.4	40.4
Bachelor's Degree or Higher	28%	24%	22%
U.S. Armed Forces	0	0	146



FOR MORE INFORMATION PLEASE CONTACT:



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REALTY

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