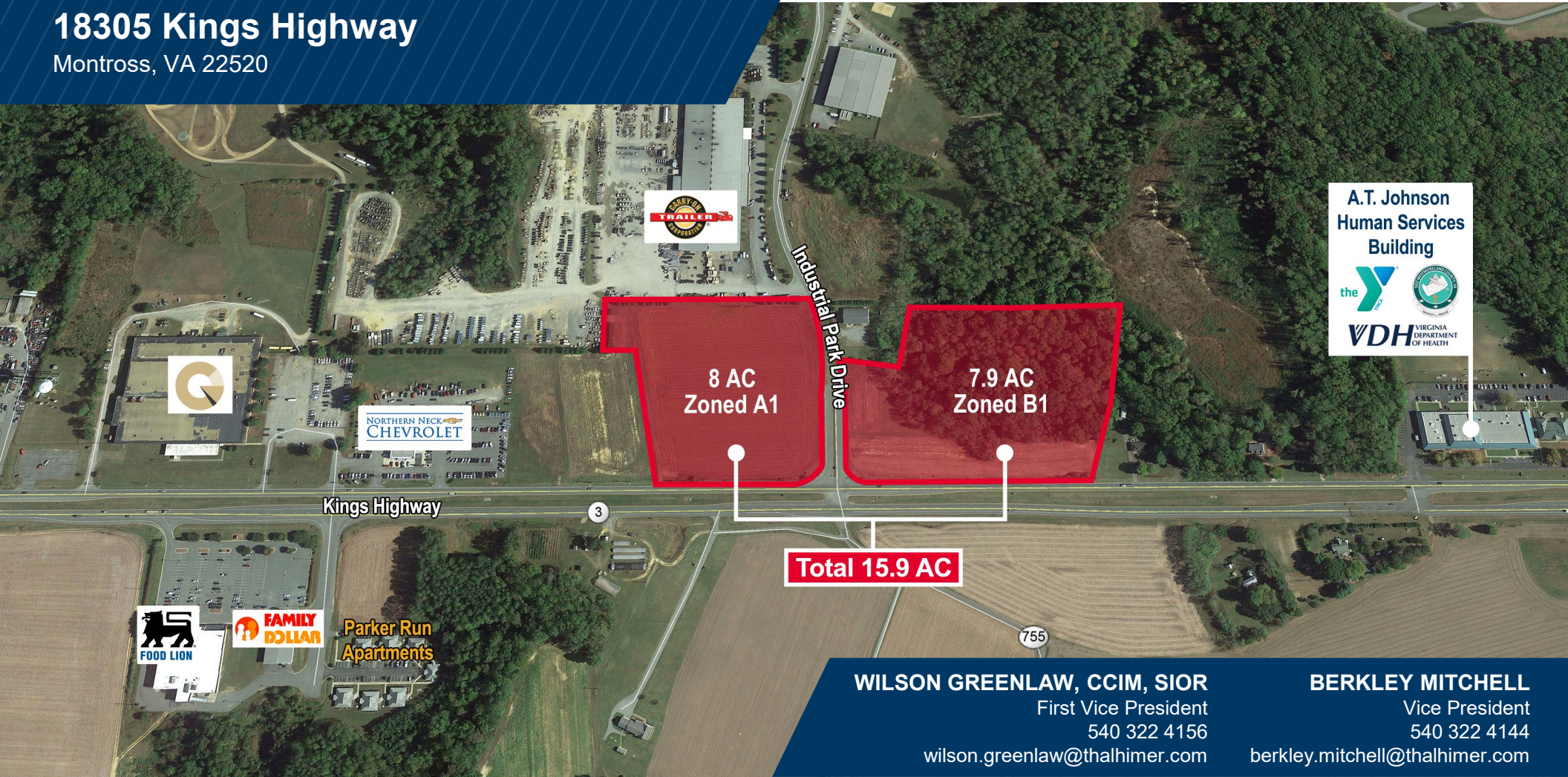


FOR SALE

18305 Kings Highway

Montross, VA 22520



WILSON GREENLAW, CCIM, SIOR
 First Vice President
 540 322 4156
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BERKLEY MITCHELL
 Vice President
 540 322 4144
 berkley.mitchell@thalhimer.com

PROPERTY FEATURES

- 15.9 Acres of land located just outside of Montross, VA in Westmoreland County Industrial Park
- Owner will subdivide
- Designated for business / industrial users by the county
- Power, water, and sewer are available; no natural gas
- Great road frontage at a cross-over
- Located in an Enterprise zone; incentives available

SPECIFICATIONS

Total Size	15.9 AC
Asking Price	Negotiable
Zoning	A1 + B1
Tax Map #	35 101

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	1,489	3,513	12,194
Households	679	1,530	5,071
Average H.H. Income	\$86,437	\$92,473	\$94,448

