



### PROPERTY DESCRIPTION

29.646 Acres Zoned C-2 for Sale along Route 301 in King George

### PROPERTY HIGHLIGHTS

- Excellent site for Big Box Retailers and multi-tenant commercial uses
- Pad sites opportunities for Quick Service Restaurants
- Great frontage along James Madison Highway (26,000 ADT) and Dahlgren Road
- Located at the entrance to Virginia's Historic Northern Neck
- Close to Dahlgren Naval Service Warfare Center with over 10,000 daytime employees
- Less than a mile from the 42,000 sf UMW Education & Research Center

### OFFERING SUMMARY

Sale Price:	\$1,000,000
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Lot Size:	29.646 Acres
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	214	2,296	5,378
Total Population	587	6,091	14,105
Average HH Income	\$108,188	\$97,975	\$97,100

**Donny Self, CCIM**

(540) 842-6202

**Evan Sullivan**

(540) 538-8851



**COLDWELL BANKER  
COMMERCIAL  
ELITE**

# SALE

DAHLGREN RD

Dahlgren Rd King George, VA 22485



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(540) 842-6202

**Evan Sullivan**  
(540) 538-8851



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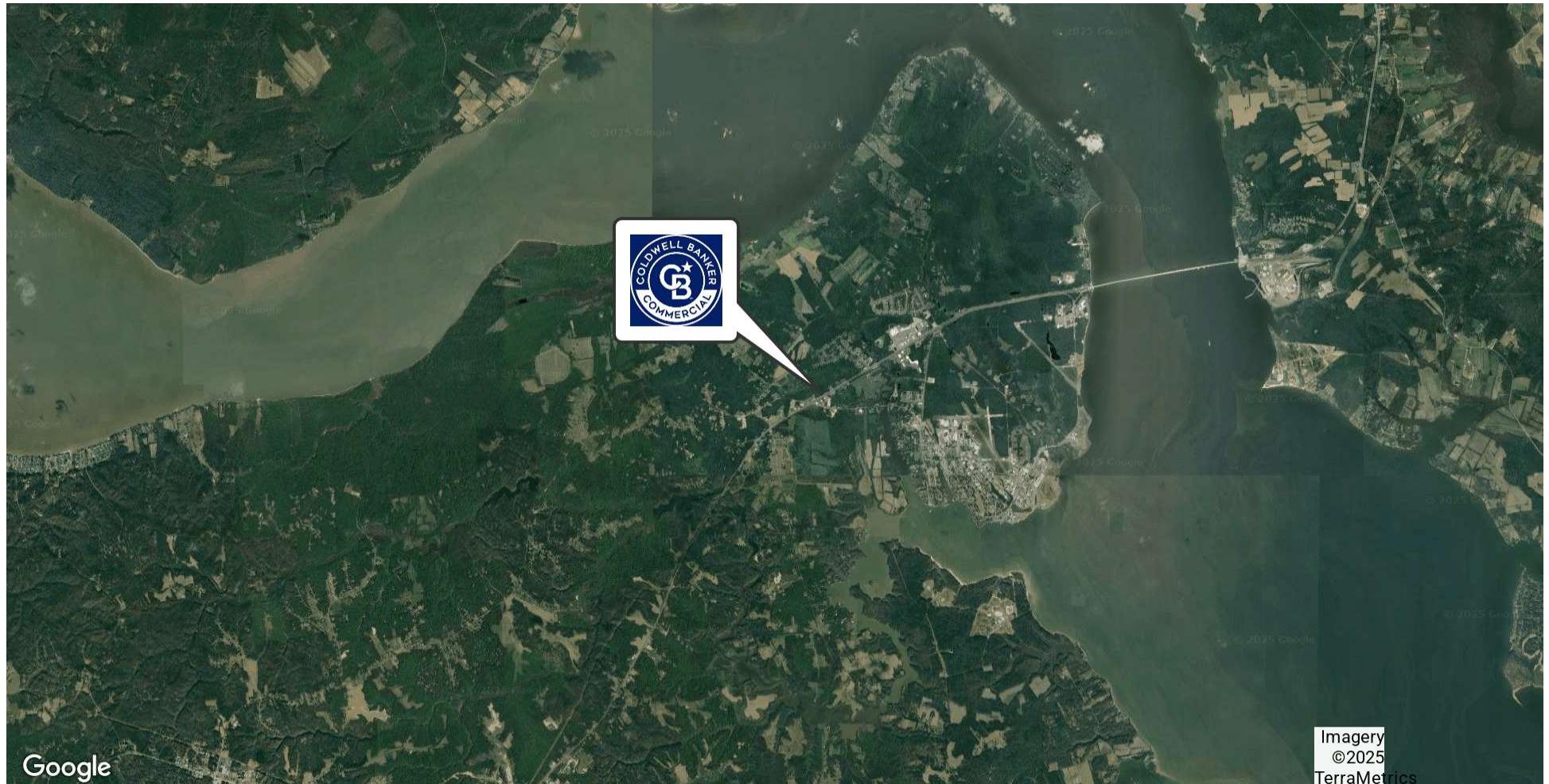
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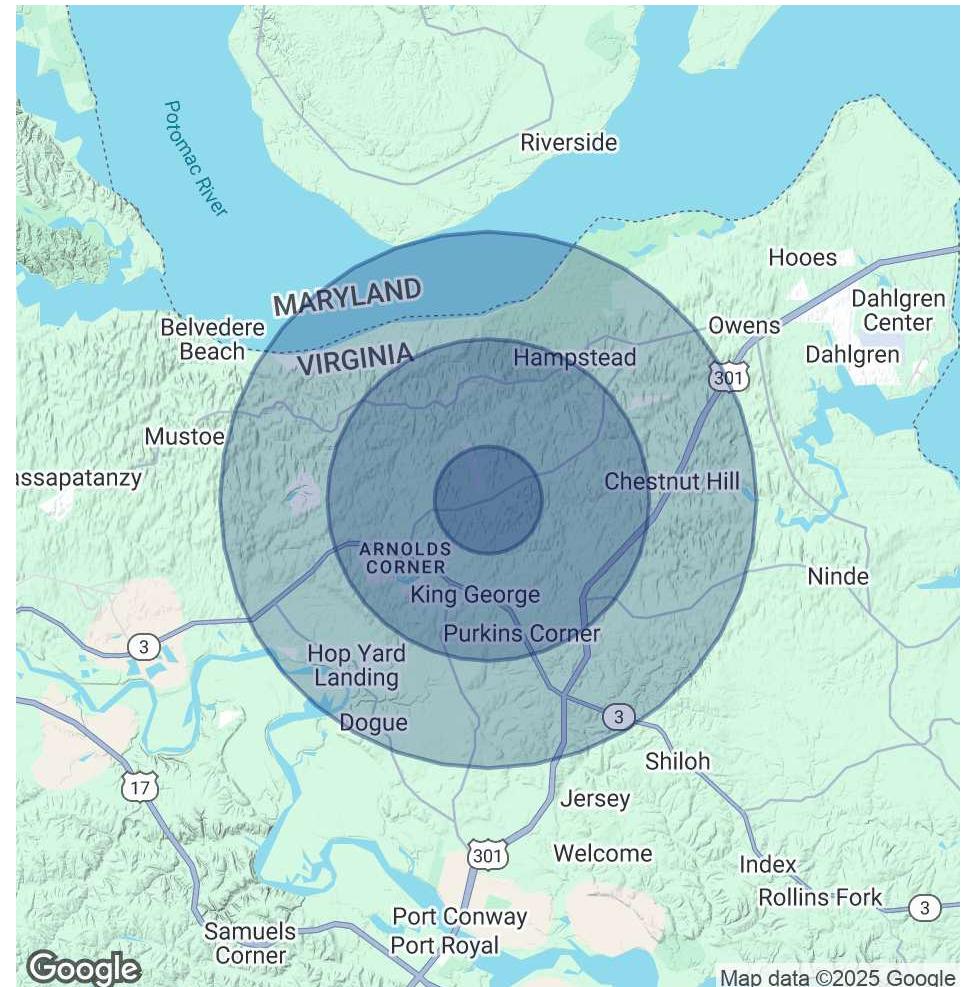
# SALE

## DAHLGREN RD

Dahlgren Rd King George, VA 22485

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	587	6,091	14,105
Average Age	42.8	40.5	38.3
Average Age (Male)	38.2	37.2	36.8
Average Age (Female)	45.3	42.4	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	214	2,296	5,378
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$108,188	\$97,975	\$97,100
Average House Value	\$342,008	\$283,251	\$284,558

2020 American Community Survey (ACS)



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