



# COTTRELL OFFICE PARK

Sites Approved for Medical/Professional Offices

Kings Highway & Smile Way • King George, Virginia 22485



## PROPERTY HIGHLIGHTS

- 4 subdivided parcels available totaling 2.174 Acres; Parcels can be combined to fit a users needs
- Each subdivided lot is approved for up to 6,000 sf Office Building
- Infrastructure completed with water and sewer to each lot
- Great opportunity for Medical/Professional Offices in Class A Office Park setting
- Superior visibility and frontage on Route 3/Kings Highway
- Minutes from Dahlgren Naval Base with over 9,000 daily employee population and an economic impact of \$1 Billion annually

## DEMOGRAPHICS

	5 MILE	10 MILES	15 MILES
<b>Population</b>	13,341* 14,832**	29,252* 31,835**	101,386* 109,095**
<b>Households</b>	4,635* 5,129**	10,379* 11,264**	35,863* 38,731**
<b>Average HH Income</b>	\$95,468* \$104,077**	\$97,017* \$107,967**	\$93,356* \$105,645**

\*2013 Estimate  
\*\*2018 Projection

### FOR MORE DETAILS CONTACT:

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Fredericksburg, VA 22401



# COTTRELL OFFICE PARK

# Aerial Exhibit

Kings Highway & Smile Way ▪ King George, Virginia 22485

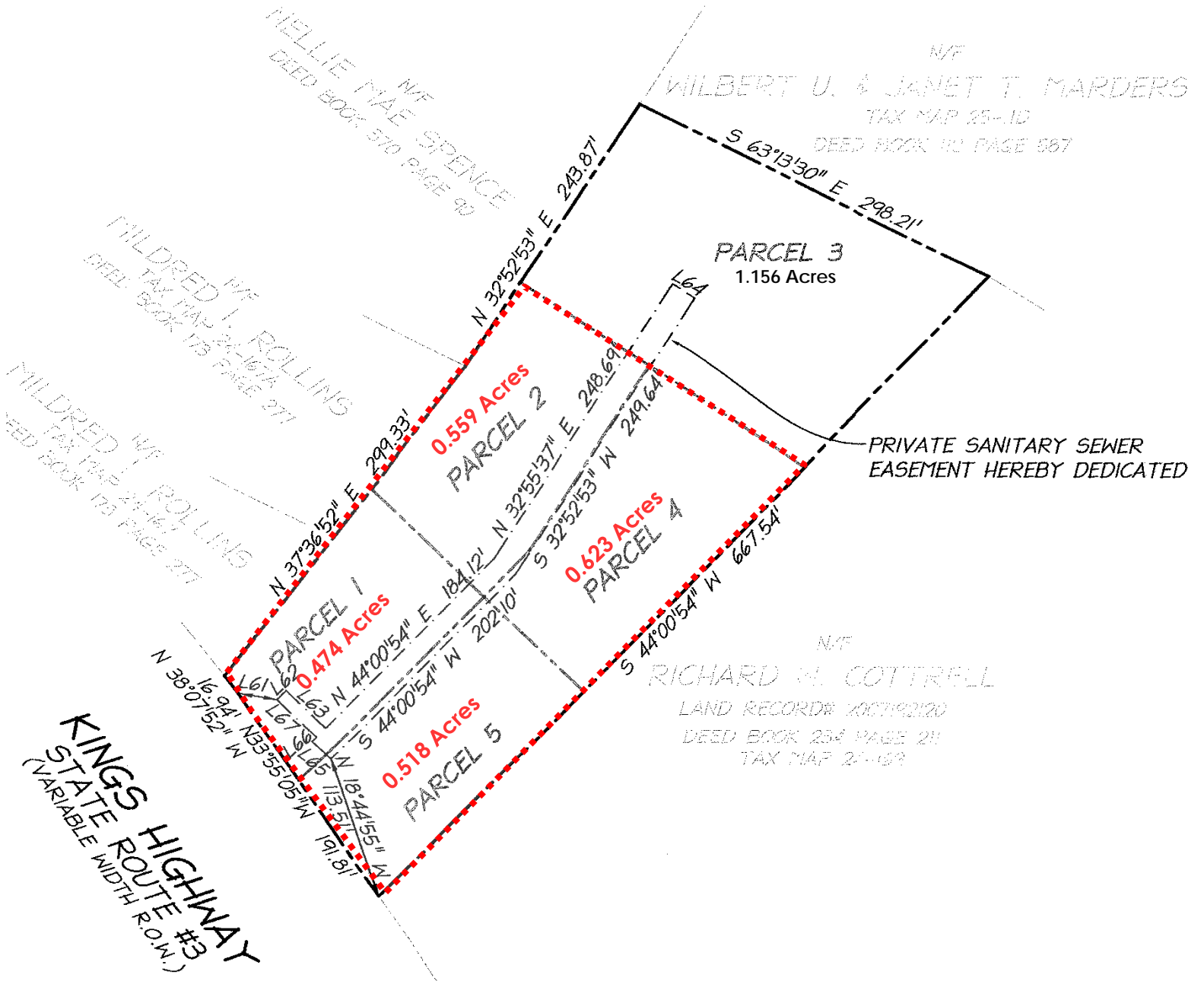




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Property Plat

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Aerial Proximity Map

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