

Fairview Beach Yacht Club Beach Front Restaurant and Tiki Bar Rates: Let's discuss!

UNDER NEW
OWNERSHIP

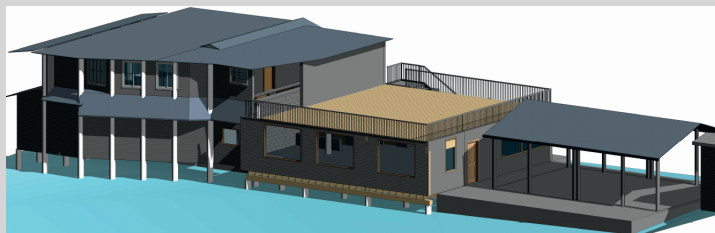


Located in Fairview Beach Yacht Club and Marina, 6338 Riverview Dr., King George, VA

RESTAURANT HIGHLIGHTS:

- **NEW! BEACH FRONT RESTAURANT & TIKI BAR**
- Marina under new ownership with multi-million dollar renovation underway
- NEW restaurant with 75-seats indoor, 100-seats outdoor
- Riverfront seating with music and entertainment venue
- Room for expansion
- Accessible by boat and car
- One of the Potomac River's most visited restaurants
- One of the only direct access fuel stations on the Potomac
- 58-slip marina on site
- Full service boat repair facility on site

- Close to I-95
- 20 minutes from Fredericksburg
- 50 minutes from Richmond and D.C.
- **Nestled near 300+ upscale single-family homes in the adjacent Potomac Landing & Fairview Beach communities**



For more information contact Phillip Baxter at 540-847-2385 or phillip.baxter62@gmail.com or Scott Cleveland at 540-834-3200 or ScottVare@gmail.com.

While RE/MAX SUPERCENTER attempts to verify the accuracy of the information provided, we do not guarantee the reliability or accuracy of the information contained herein and therefore make no warranties or representations, expressed or implied regarding this information

PROPERTY SITE



Fairview Beach
Yacht Club and Marina
6338 Riverview Dr. King George, VA

DOCK

Boat Sales, Service &
Repair Facility

Potomac River

E

C

D

B

J

K

F

A

G

H

I

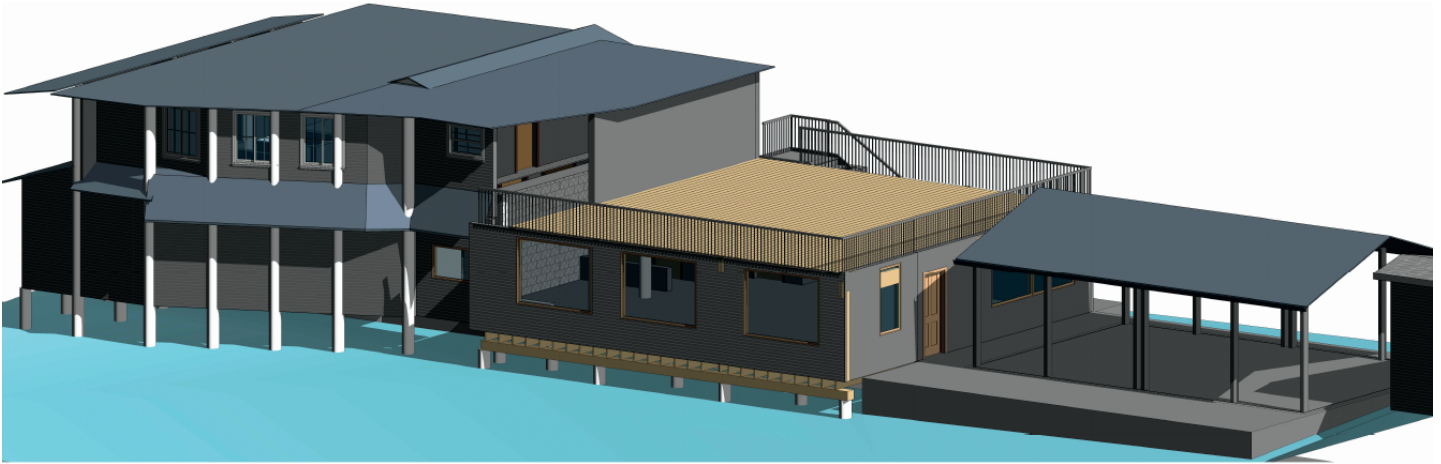
- A - 36 Slip Marina
- B - Restaurant
- C - Tiki Bar
- D - Boat Fueling
- E - Sandy Beach & Concert Area
- F - Parking
- G - Boat Repair Facility
- H - Boat Storage Yards
- I - Additional Land for Expansion
- J - Boat Ramps (2)
- K - Boat Ramp Parking



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NEW RESTAURANT COMING SOON!



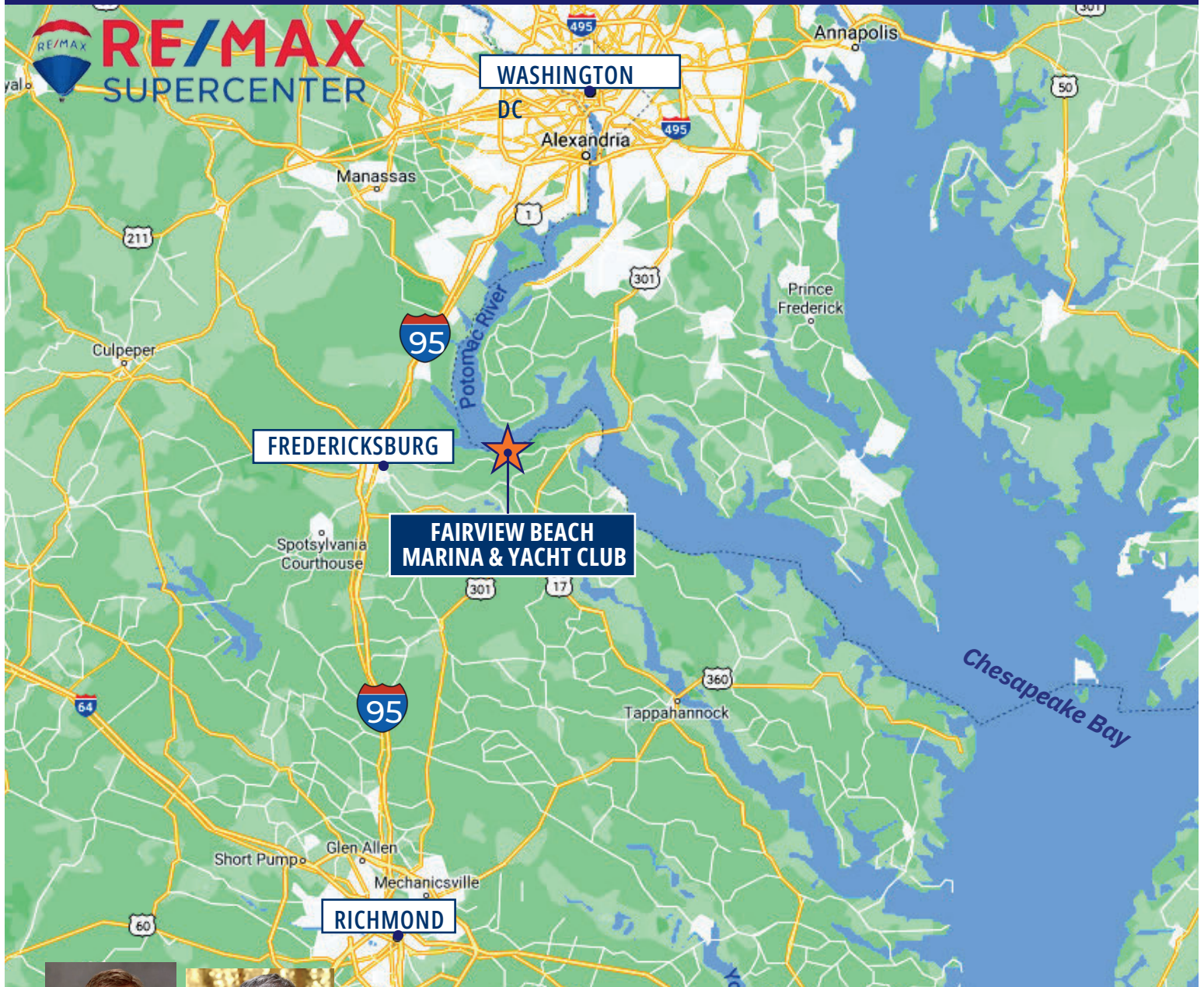
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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population (2023 Estimate)	1,131	3,022	9,518
Population (2025 Projection)	1,178	3,146	9,922
2023 Average Household Income	\$115,676	\$115,771	\$123,554

OVERHEAD MAP



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