

# FOR SALE

## Fairview Beach Yacht Club and Marina

### \$3,200,000



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

#### PROPERTY HIGHLIGHTS:

- 10± AC Marina on the Potomac River
- 36 Wet slips
- River-front restaurant with outdoor seating and tiki bar
- Income-producing turn-key business opportunity
- Large sand beach/concert area
- Dry dock storage
- Ample parking
- Boat repair shop on-site
- High volume fuel sales
- Fuel tanks recently replaced
- Year round and seasonal residents (90/10)
- Fairview Beach is a golf cart community
- Over 100 upscale single family homes in adjacent Potomac Landing community
- 100 additional single family homes currently under development nearby
- Additional 5 acres behind the property available
- Close to I-95, Fredericksburg, Richmond and Washington D.C.



**For more information contact Phillip Baxter  
at 540-847-2385 or [phillip.baxter@svn.com](mailto:phillip.baxter@svn.com)**

**1-877-MOTLEYS  
[svnmotleys.com](http://svnmotleys.com)**

While SVN Motleys 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.



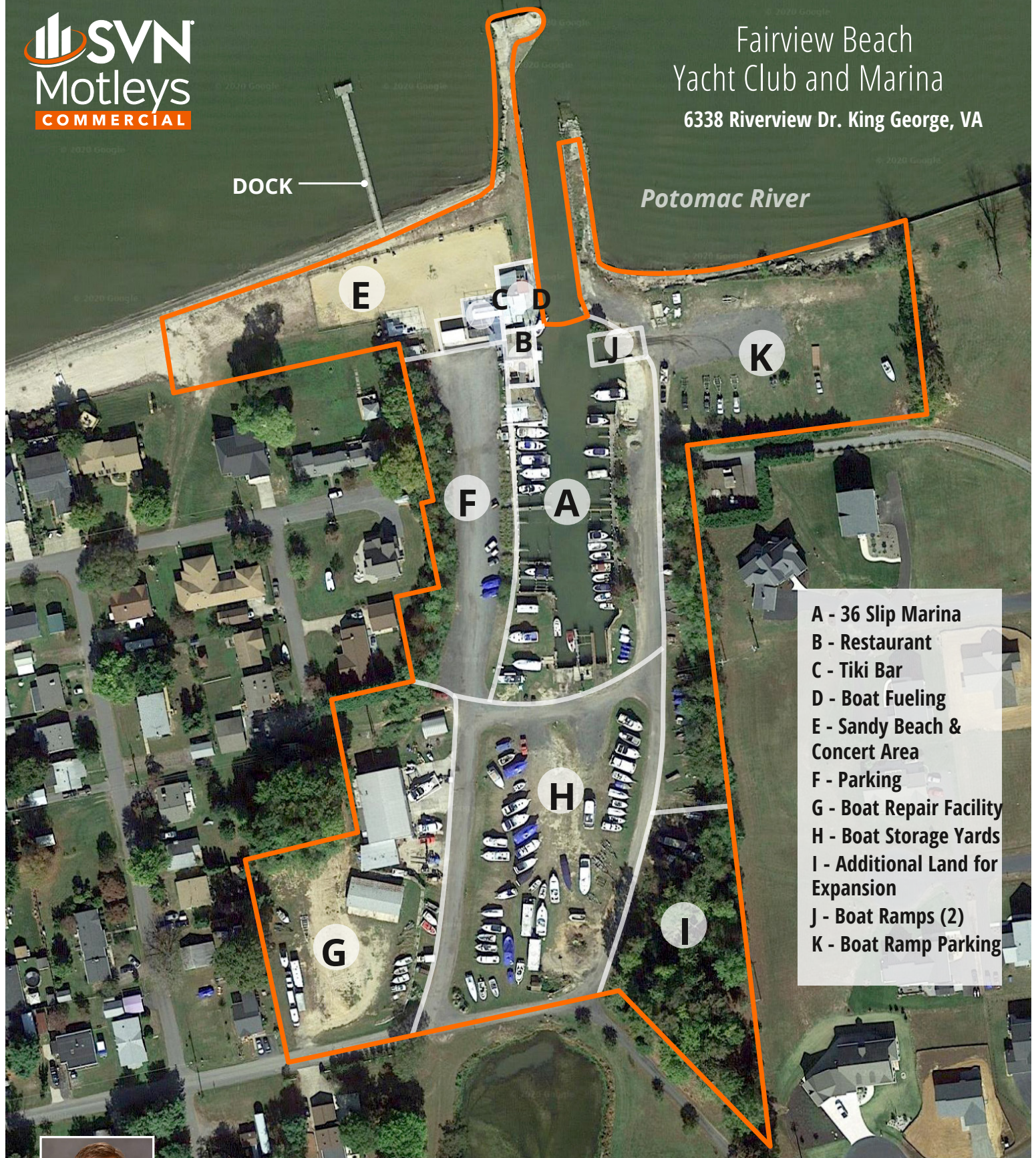
# PROPERTY SITE



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

DOCK

Potomac River



- 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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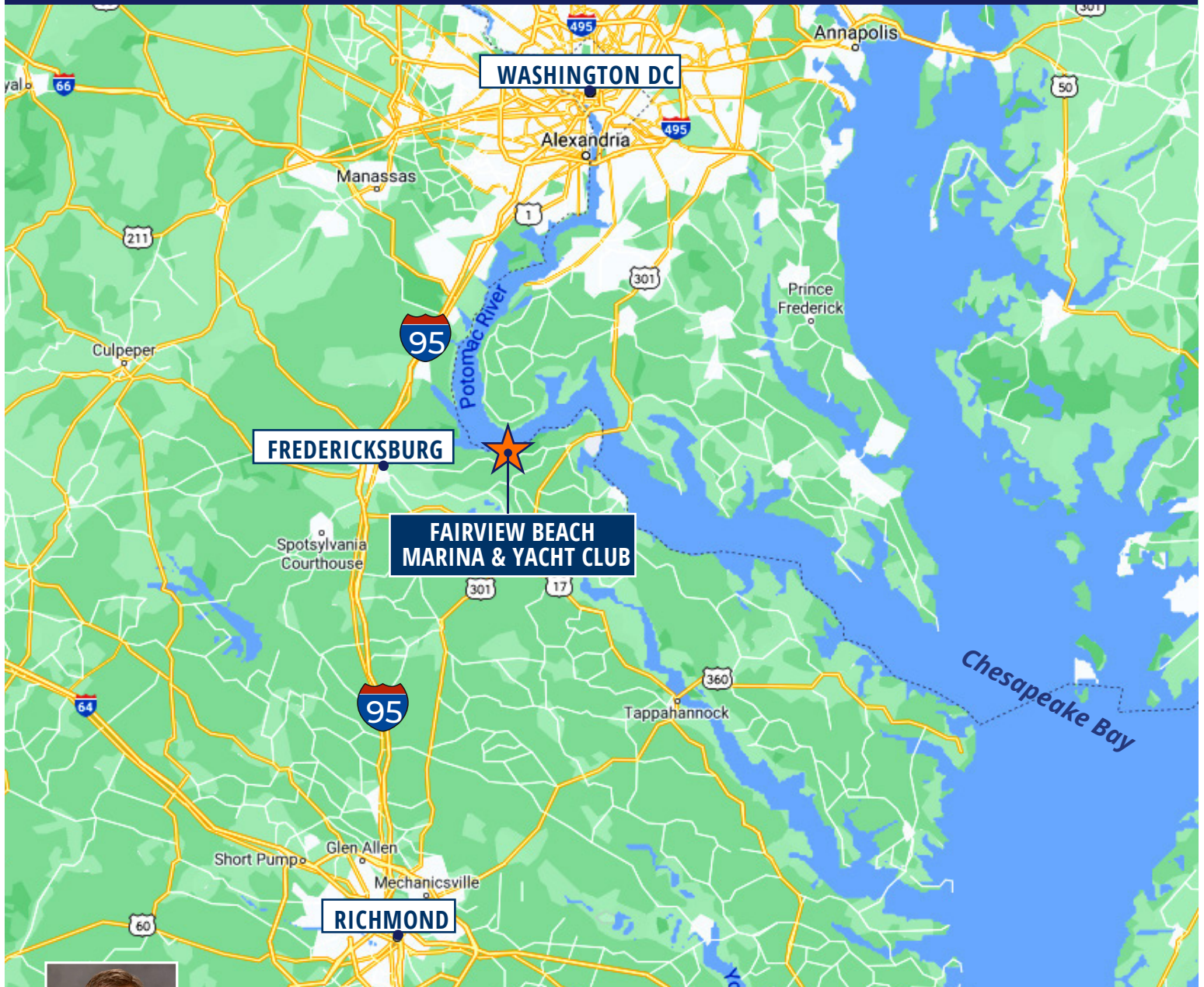


## DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population (2020 Estimate)	1,131	3,022	9,518
Population (2025 Projection)	1,178	3,146	9,922
2020 Average Household Income	\$115,676	\$115,771	\$123,554

## OVERHEAD MAP



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