



#### PROPERTY DESCRIPTION:

Discover a rare investment opportunity on the bustling George Washington Memorial Highway! This unique 0.66-acre property, spanning three combined parcels with an impressive 102 feet of frontage and exposure to nearly 49,000 vehicles per day, offers exceptional visibility in one of the region's fastest-growing corridors. Currently featuring a charming three bedroom, 1 bath, 1,470 square foot home with a massive detached garage grandfathered for residential use, the property also carries coveted commercial zoning, opening the door to countless possibilities whether you envision a vibrant retail shop, professional office, business headquarters, or automotive service facility. Supported by a septic system with access to public utilities and surrounded by a strong demographic base, over 130,000 residents within five miles and an average household income topping \$111,000 within two miles, this property delivers the perfect blend of location, flexibility, and growth potential to bring your vision to life.

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
2024 Population	13, 526	130,863	313, 363
2024 Households	5,255	52,315	126,689
Avg Household Income	\$111,326	\$96,756	\$89,339
Median Household Income	\$95,469	\$77,844	\$69,391

#### CONTACT INFORMATION

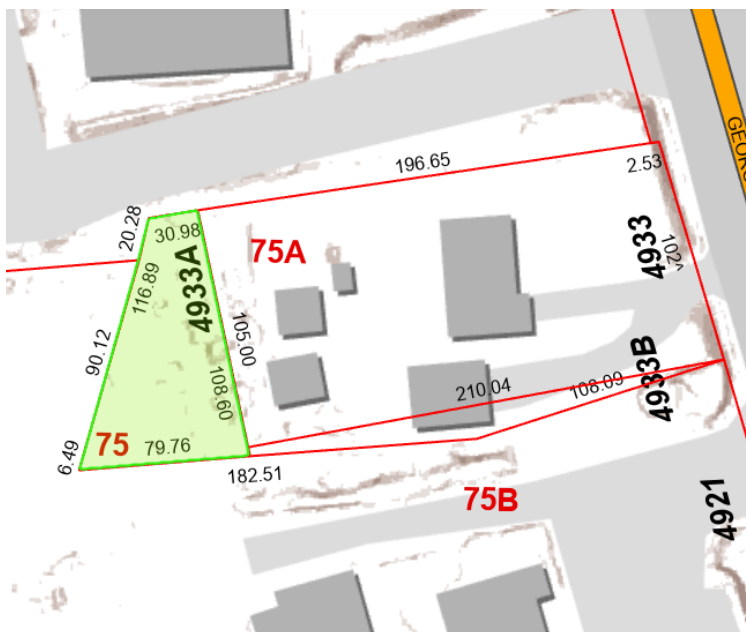
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**PROPERTY HIGHLIGHTS:**

- **Zone:** General Business
- **Acres:** 0.66
- **Road Frontage:** 102 ft
- **Vehicles Per Day:** 48,935

**PROPERTY DETAILS:**

- **Annual Taxes:** \$2,214.82
- **Utilities:** Sewer - Septic, Water - County
- **Residential Dwelling:** 3 Bedrooms, 1 Bathroom, 1470 SF
- **Parcel 1 (75B)**
  - **Parcel ID:** S06C-1847-0922
  - **Acres:** 0.04 AC
  - **Land SF:** 1,742 SF
- **Parcel 2 (75A)**
  - **Parcel ID:** S06C-1840-0980
  - **Acres:** 0.49 AC
  - **Land SF:** 21,519 SF (on Septic)
- **Parcel 3 (75)**
  - **Parcel ID:** S06C-1716-0946
  - **Acres:** 0.13 AC
  - **Land SF:** 5,663 SF

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.









This charming 1,470-square-foot brick rancher combines classic appeal with modern updates, offering 3 bedrooms, 1 full bath, and a versatile flex space ideal for a home office or study. The renovated kitchen features new cabinetry, sleek quartz countertops, and durable LVP flooring, all designed for both style and functionality. A thoughtfully designed floor plan creates an easy flow for everyday living. Outside, you'll find a massive detached two-car garage with a split private driveway, providing ample parking and storage. The property is served by septic with access to county utilities, delivering convenience and practicality in one inviting package.

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