

RETAIL CENTER FOR SALE

17272 KINGS HWY

Montross, VA 22520



PROPERTY DESCRIPTION

Coldwell Banker Commercial Brooks Real Estate is proud to exclusively offer this clean, well-maintained retail center presenting a strong value-add investment opportunity. The property is currently 100% leased, with average rents of \$8.88/SF—significantly below the market rate of \$13/SF—allowing for immediate upside potential through rent adjustments as leases renew. An additional 3,500 SF building in the rear is leased to a long-term machine shop tenant, providing further income stability. Located directly on Kings Highway in Montross, VA, within the historic Northern Neck and the county seat of Westmoreland County, this property combines steady current cash flow with substantial growth potential, making it an ideal acquisition for investors seeking both security and future appreciation.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	30,418 SF
Building Size:	11,000 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	1,627	4,758	16,221
Total Population	3,713	11,237	38,861
Average HH Income	\$90,969	\$92,157	\$99,533

PROPERTY HIGHLIGHTS

- PRIME LOCATION- POSITIONED ON KINGS HIGHWAY IN MONTROSS, VA, THE HISTORIC NORTHERN NECK AND COUNTY SEAT OF WESTMORELAND COUNTY.
- WELL MAINTAINED RETAIL CENTER.

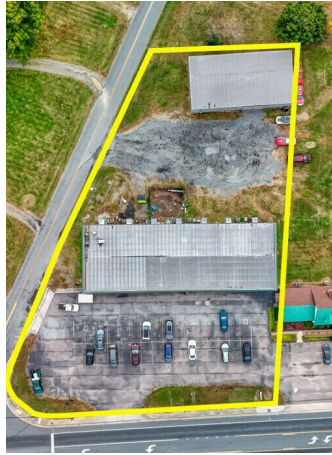
David Burks
(804) 366-2754



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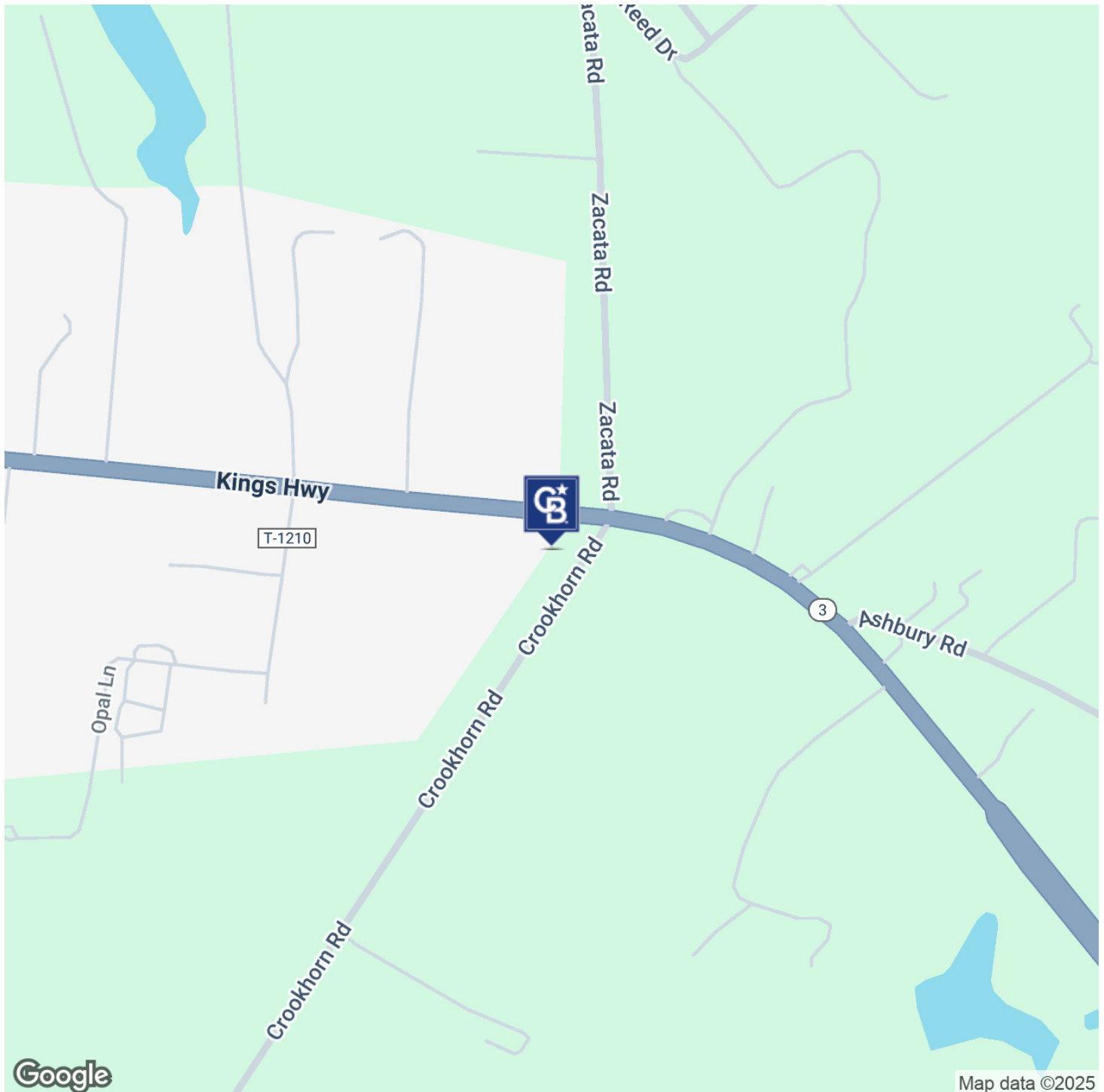


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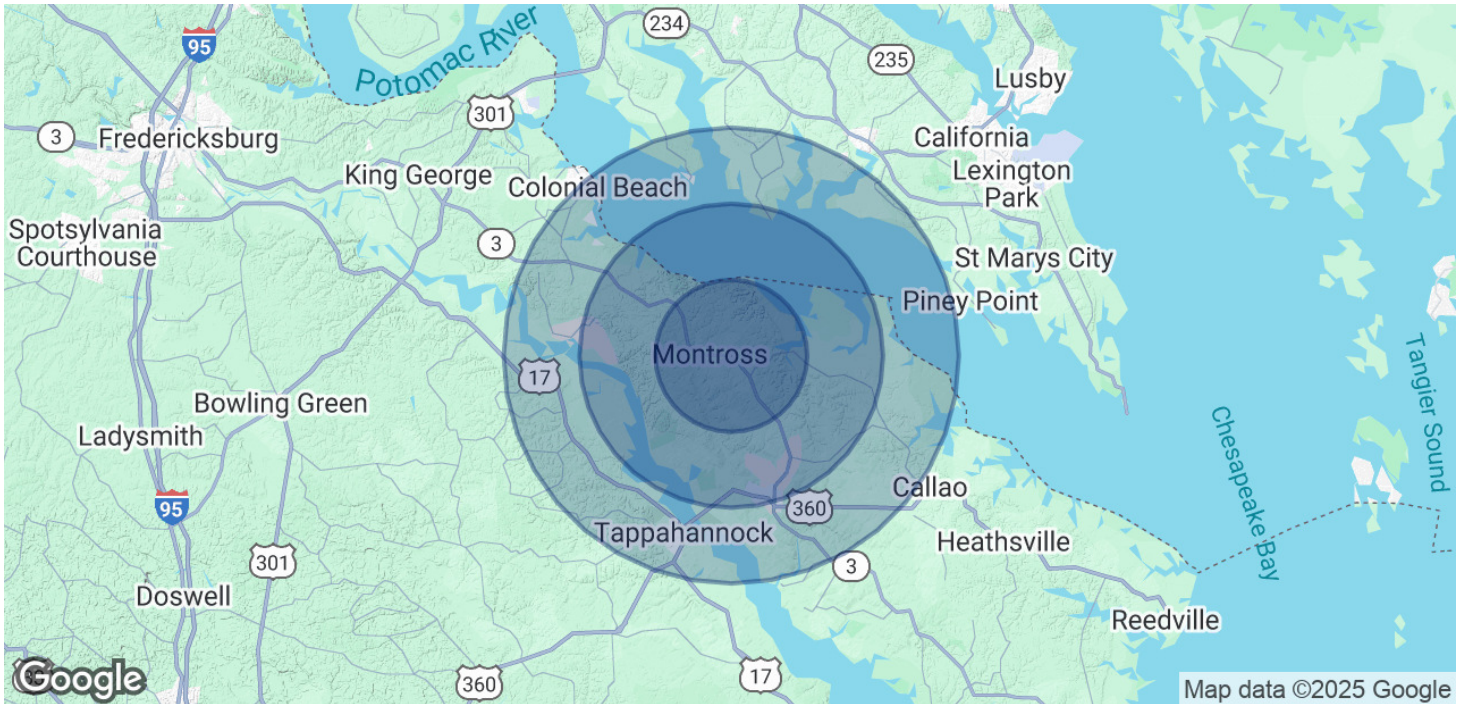


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	3,713	11,237	38,861
Average Age	48	47	46
Average Age (Male)	47	46	45
Average Age (Female)	49	48	47

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,627	4,758	16,221
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$90,969	\$92,157	\$99,533
Average House Value	\$313,513	\$333,072	\$353,138

Demographics data derived from AlphaMap

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