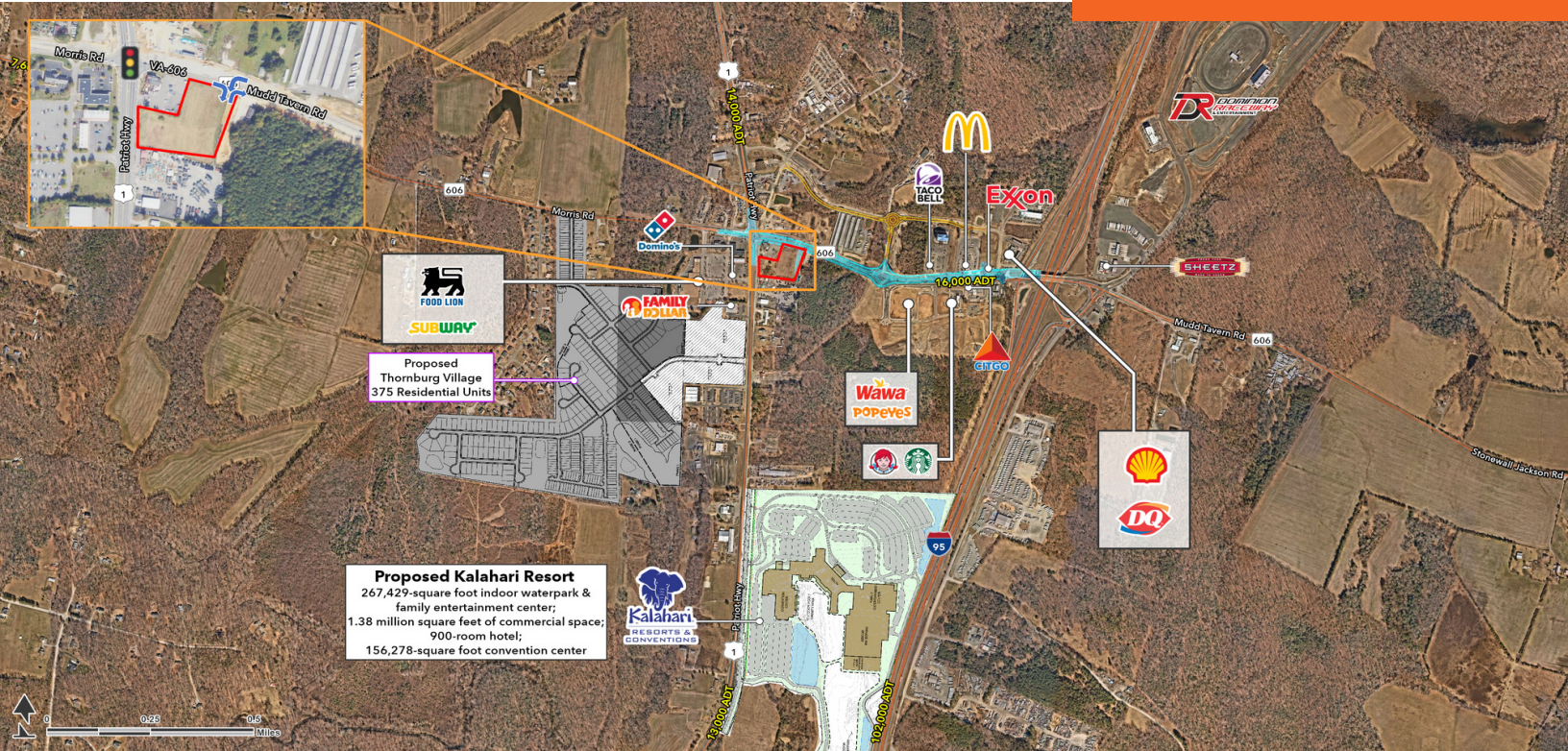


# THORNBURG LAND

6333 PATRIOT HIGHWAY, THORNBURG, VA 22580

FOR SALE



## LOCATION DESCRIPTION

Located at intersection of Patriot Highway & Mudd Tavern Road in Thornburg, Virginia

## PROPERTY HIGHLIGHTS

- 2.62 acres (all or portion of ) available for purchase or ground lease
- Excellent visibility and frontage from Patriot Highway
- Thornburg Village to be constructed nearby (375 Residential Units)
- Coming soon!! Proposed Kalahari Resort, a 267,429 SF indoor waterpark & family entertainment center, including 1.38 million SF of commercial space & a 900-room hotel
- Traffic Counts: Patriot Highway - 14,000 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	505	2,670	11,526
Households	193	957	3,972
Average HH Income (\$)	\$85,944	\$109,243	\$127,213
Median HH Income (\$)	\$66,143	\$75,654	\$108,950



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