



**Retail Advisors**  
*Assembling the Retail World*

# **PRINCE GEORGE** **LAND OPPORTUNITY** **GROUND LEASE**

**5801 Prince George Drive,  
Prince George Drive, VA 23875**

## **Property Features:**



### **Excellent Location**

South-East signalized intersection of Ruffin Rd & Prince George Drive.



### **Traffic Counts**

Prince George Drive 7,739 VPD  
Ruffin Road 6,965 VPD



### **Area Tenancy**

Exxon, Wendy's, Lil Caesar's  
Pizza, Subway & more!



ASKING  
PRICE

**\$65,000/year**

**Approximately 1.919  
AC offering direct  
cross access to  
Prince George Drive &  
Ruffin Road.**

**GROUND  
LEASE**



Contact Us  
**757-898-7890**

Visit Our Website  
**[www.retailadvisors.us](http://www.retailadvisors.us)**





**5801 PRINCE GEORGE DR,  
PRINCE GEORGE, VA 23875**

Offering approximately 1.919 AC  
along Prince George Drive positioned  
at a **signalized Hard Corner.**

Zoned (B-1) General  
Business District.



### Demographic Summary

	<u>3 mile</u>	<u>5 miles</u>	<u>7 miles</u>
2024 Estimated Population:	9,000	40,364	69,902
2024 Est. Median HH Income:	\$93,506	\$71,949	\$67,102
2024 Est. Total Employees:	2,419	14,504	28,688



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5801 Prince George Drive

Prince George County, VA

August 2022

Map data ©2022 Google

**Retail Advisors**  
Powering Your Retail Growth



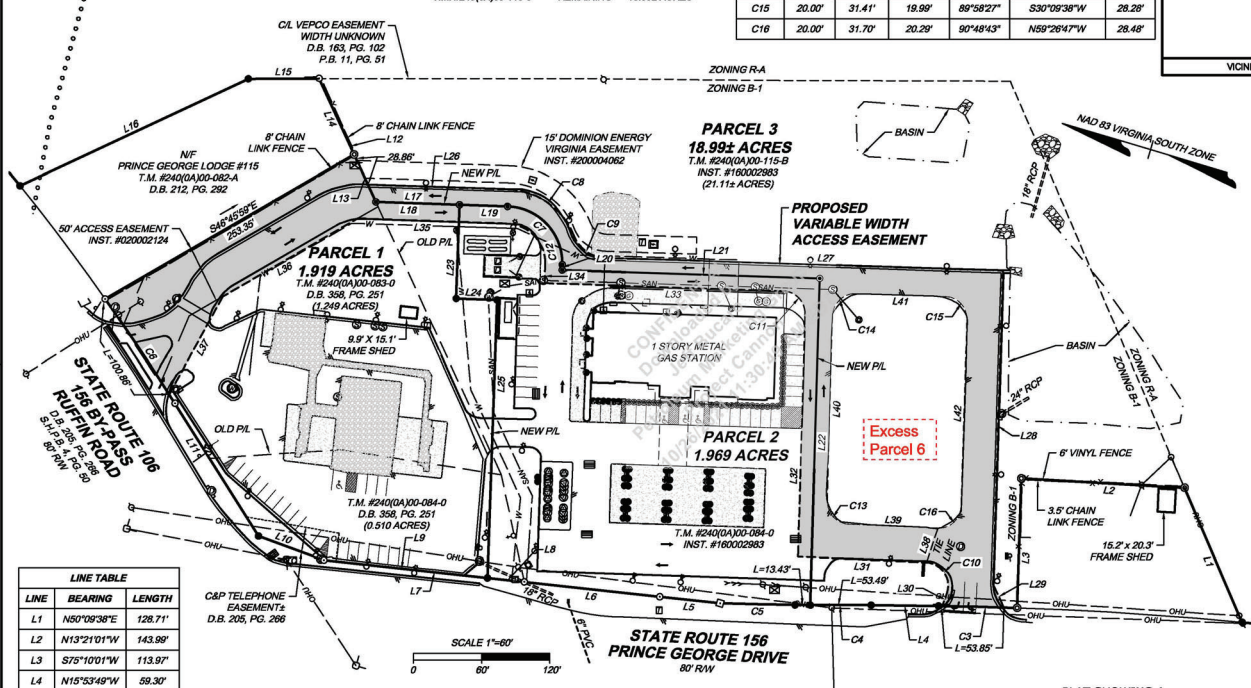
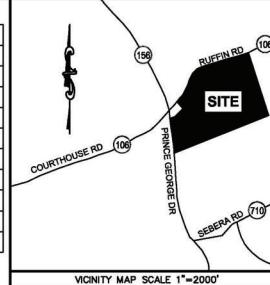
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1949.86'	63.97'	31.99'	1°52'47"	N33°22'46"E	63.97'
C2	3314.00'	150.01'	75.02'	2°35'37"	N9°58'19"W	150.00'
C3	3314.00'	69.22'	34.61'	1°11'48"	N15°17'50"W	69.22'
C4	2624.80'	66.92'	33.46'	1°21'26"	N16°33'06"W	66.92'
C5	2624.80'	66.01'	33.01'	1°20'20"	N15°12'12"W	66.01'

PARCEL 1  
T.M. #240(0A)00-083-0 ORIGINAL 1.249 ACRES  
T.M. #240(0A)00-084-0 LESS 0.002 ACRES  
T.M. #240(0A)00-115-0 ADD 0.486 ACRES  
T.M. #240(0A)00-083-0 REMAINING 1.916 ACRES

PARCEL 2  
T.M. #240(0A)00-084-0 ORIGINAL 0.510 ACRES  
T.M. #240(0A)00-083-0 LESS 0.486 ACRES  
T.M. #240(0A)00-115-0 ADD 0.002 ACRES  
T.M. #240(0A)00-084-0 REMAINING 1.969 ACRES

PARCEL 3  
T.M. #240(0A)00-115-0 ORIGINAL 21.12± ACRES  
T.M. #240(0A)00-115-0 LESS 2.129 ACRES  
T.M. #240(0A)00-115-0 REMAINING 18.99± ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C8	65.00'	75.54'	42.69'	66°35'16"	S18°36'43"W	71.36'
C9	30.00'	34.94'	19.76'	66°43'56"	S18°32'23"W	33.00'
C10	20.00'	36.92'	26.43'	105°46'08"	N38°50'39"E	31.90'
C11	20.00'	31.36'	19.94'	89°50'09"	N30°05'29"E	28.24'
C12	35.00'	54.78'	34.77'	89°37'28"	N30°07'49"E	48.33'
C13	20.00'	31.08'	19.67'	89°02'59"	N30°28'05"E	28.05'
C14	20.00'	31.47'	20.06'	90°09'51"	S59°54'31"E	28.32'
C15	20.00'	31.41'	19.99'	89°58'27"	S30°09'36"W	28.28'
C16	20.00'	31.70'	20.28'	90°48'43"	N59°26'47"W	28.48'



LINE	BEARING	LENGTH
L1	N50°09'38"E	128.71'
L2	N13°21'01"W	143.98'
L3	S75°10'01"W	113.97'
L4	N15°53'49"W	59.30'
L5	N10°45'42"W	53.27'
L6	N10°23'34"W	120.00'
L7	N10°28'59"W	177.50'
L8	N10°28'59"W	32.74'
L9	N10°28'59"W	144.76'
L10	N3°32'34"E	61.31'
L11	N41°07'14"E	138.07'
L12	N48°38'34"E	119.50'
L13	N48°38'34"E	45.65'
L14	N48°38'34"E	73.85'
L15	N16°58'08"W	62.30'
L16	N41°46'03"W	221.93'

LINE	BEARING	LENGTH
L17	S14°40'55"E	115.93'
L18	S14°40'55"E	73.65'
L19	S14°40'55"E	42.27'
L20	S74°56'32"W	4.67'
L21	S48°57'47"W	22.48'
L22	S75°00'34"W	287.40'
L23	S75°20'38"W	82.69'
L24	S14°39'22"E	38.00'
L25	S75°20'38"W	244.36'

LINE	BEARING	LENGTH
L26	S14°40'55"E	123.46'
L27	S14°49'30"E	350.60'
L28	S75°08'52"W	276.82'
L29	S48°57'47"W	22.48'
L30	S88°16'17"E	12.64'
L31	N14°02'25"W	113.17'
L32	N75°00'34"E	213.18'
L33	N14°49'35"W	209.93'
L34	N74°56'32"E	16.61'

LINE	BEARING	LENGTH
L35	N14°40'55"W	131.28'
L36	N46°45'59"W	137.33'
L37	N77°51'16"W	98.03'
L38	S88°12'15"E	31.18'
L39	N14°02'25"W	78.50'
L40	N75°00'34"E	163.72'
L41	S14°49'35"W	78.89'
L42	S75°08'52"W	164.80'

# **SYMBOL LEGEND**

- ROD FOUND
- PIPE FOUND
- MONUMENT FOUND
- MAG NAIL SET
- CALCULATED POINT
- ELECTRIC BOX
- UTILITY POLE
- LIGHT POLE
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- CLEANOUT
- DRAINAGE MANHOLE
- GRATE TOP INLET
- WATER METER
- WATER VALVE
- WELL CASING
- WATER MANHOLE
- WATER SPIGOT
- FUEL FILLER CAP
- GAS METER
- BOLLARD
- GREASE MANHOLE
- SIGN
- MAILBOX
- TELEPHONE PEDESTAL
- COMMUNICATION VAULT
- COMMUNICATION MARKER
- VAULT UTILITIES
- HANDICAP PARKING SPACE
- DUMPSTER PAD
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- OVERHEAD UTILITIES
- U/G WATER
- SAN

PLAT SHOWING A  
BOUNDARY LINE ADJUSTMENT BETWEEN  
**T.M. #240(0A)00-083-0**  
**T.M. #240(0A)00-084-0**  
**& T.M. #240(0A)00-115-0**  
LOCATED ON THE EAST SIDE OF  
**STATE ROUTE 156, PRINCE GEORGE DRIVE**  
**& THE SOUTHEASTERN SIDE OF**  
**STATE ROUTE 106/156 BY-PASS, RUFFIN ROAD**  
BLACKWATER DISTRICT  
PRINCE GEORGE COUNTY, VIRGINIA



SUBDIVISION AGENT	DATE
DATE: September 21, 2021	SCALE: 1"=60'
SHEET 2 OF 2	J.N.:49153-903
DRAWN BY: J. Livingston	CHECK BY: G. McGlothlin







## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Retail Advisors, Inc.  
Lat/Lon: 37.2328/-77.2632

5801 Prince George Dr Prince George, VA 23875	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2024 Estimated Population	9,000	40,364	69,902
2029 Projected Population	8,603	39,750	68,414
2020 Census Population	9,242	40,582	70,828
2010 Census Population	8,695	33,133	62,027
Projected Annual Growth 2024 to 2029	-0.9%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	0.3%	1.6%	0.9%
2024 Median Age	39.1	33.4	35.0
<b>Households</b>			
2024 Estimated Households	3,545	13,416	23,950
2029 Projected Households	3,463	13,176	23,084
2020 Census Households	3,497	13,368	24,424
2010 Census Households	3,274	12,413	22,196
Projected Annual Growth 2024 to 2029	-0.5%	-0.4%	-0.7%
Historical Annual Growth 2010 to 2024	0.6%	0.6%	0.6%
<b>Race and Ethnicity</b>			
2024 Estimated White	54.6%	45.0%	43.1%
2024 Estimated Black or African American	33.5%	39.5%	44.1%
2024 Estimated Asian or Pacific Islander	2.5%	2.7%	2.3%
2024 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2024 Estimated Other Races	9.0%	12.3%	10.1%
2024 Estimated Hispanic	7.8%	11.5%	9.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$114,774	\$90,634	\$85,821
2024 Estimated Median Household Income	\$93,506	\$71,949	\$67,102
2024 Estimated Per Capita Income	\$45,396	\$34,170	\$31,771
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	3.3%	3.5%
2024 Estimated Some High School (Grade Level 9 to 11)	4.6%	5.9%	7.2%
2024 Estimated High School Graduate	25.7%	32.9%	36.2%
2024 Estimated Some College	21.4%	23.8%	21.7%
2024 Estimated Associates Degree Only	11.9%	11.0%	9.8%
2024 Estimated Bachelors Degree Only	23.4%	16.2%	14.6%
2024 Estimated Graduate Degree	10.6%	6.9%	7.0%
<b>Business</b>			
2024 Estimated Total Businesses	240	995	2,259
2024 Estimated Total Employees	2,419	14,504	28,688
2024 Estimated Employee Population per Business	10.1	14.6	12.7
2024 Estimated Residential Population per Business	37.6	40.6	30.9

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