

FOR LEASE

TURNKEY RESTAURANT

6072

Riverview Dr.

KING GEORGE, VA 22495



SPECIFICATIONS

Size:	1,590 SF
Price:	\$3,600 / month
Parking:	10 Spaces
Available:	Inquire

PROPERTY OVERVIEW



Johnson Realty Advisors is pleased to present a 1,590 SF turnkey restaurant space located in the heart of Fairview Beach, one of King George County's most popular waterfront destinations. This well-positioned space features an existing commercial hood system, functional kitchen infrastructure, and an efficient dining layout that allows for a quick and cost-effective opening. Surrounded by established local businesses and steady seasonal traffic, the property offers strong visibility and excellent potential for a variety of food-and-beverage concepts.

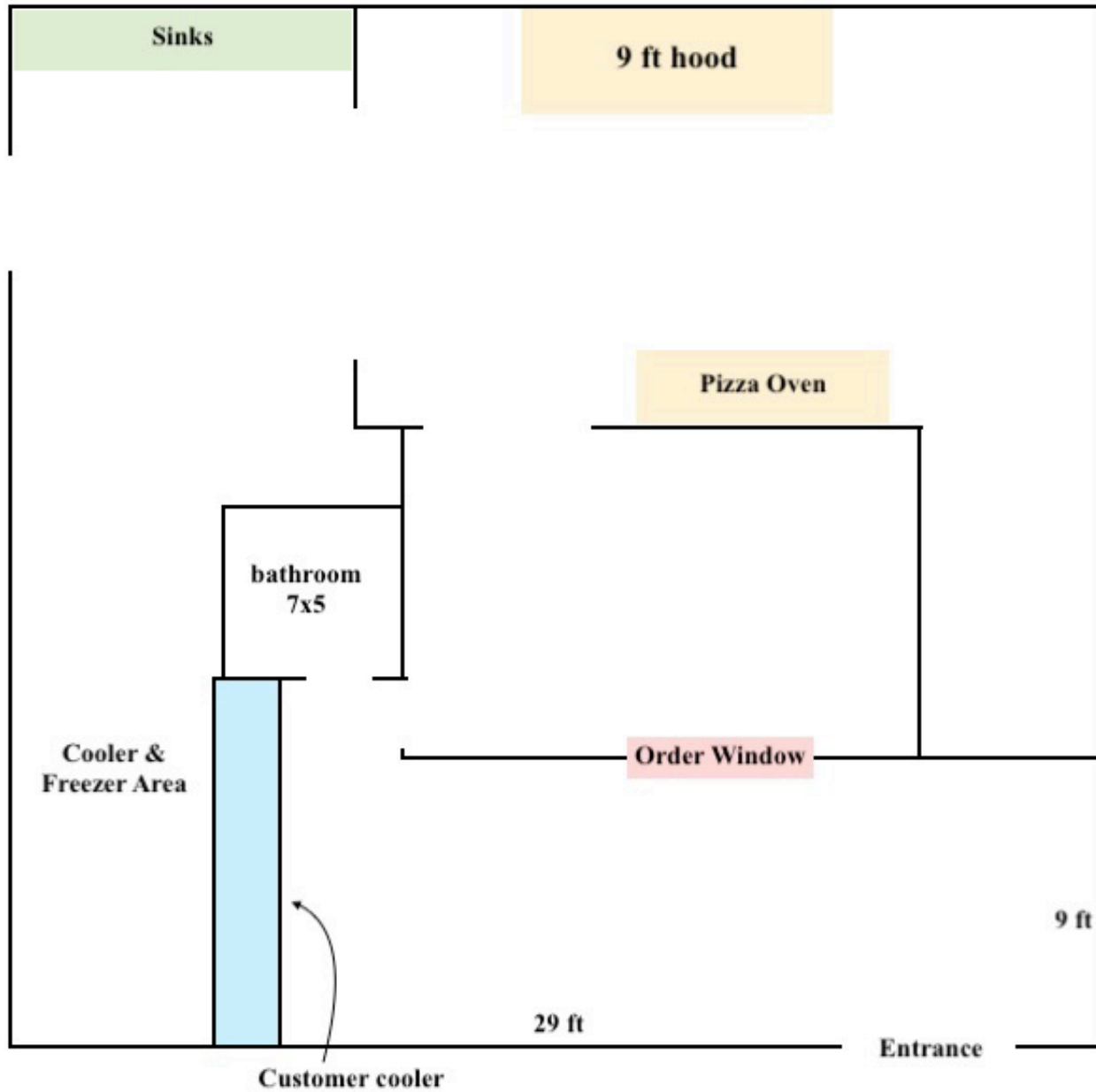


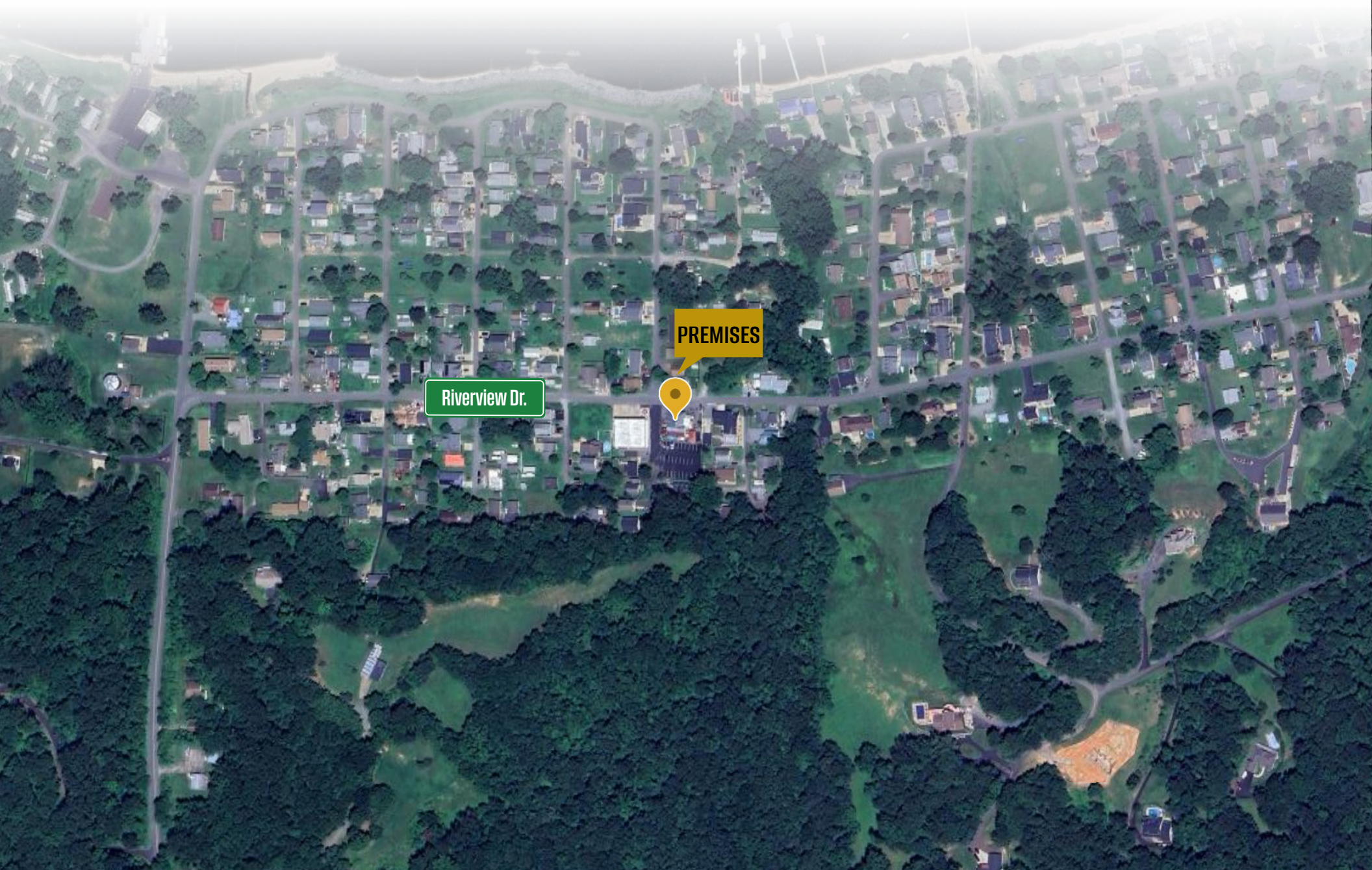
- 1,590 SF turnkey restaurant space with existing hood
- Ready-to-operate kitchen with existing infrastructure in place
- Prime Fairview Beach location with steady traffic
- Flexible layout suitable for counter-service or dine-in concepts
- Strong visibility among established waterfront destinations

PROPERTY PHOTOS

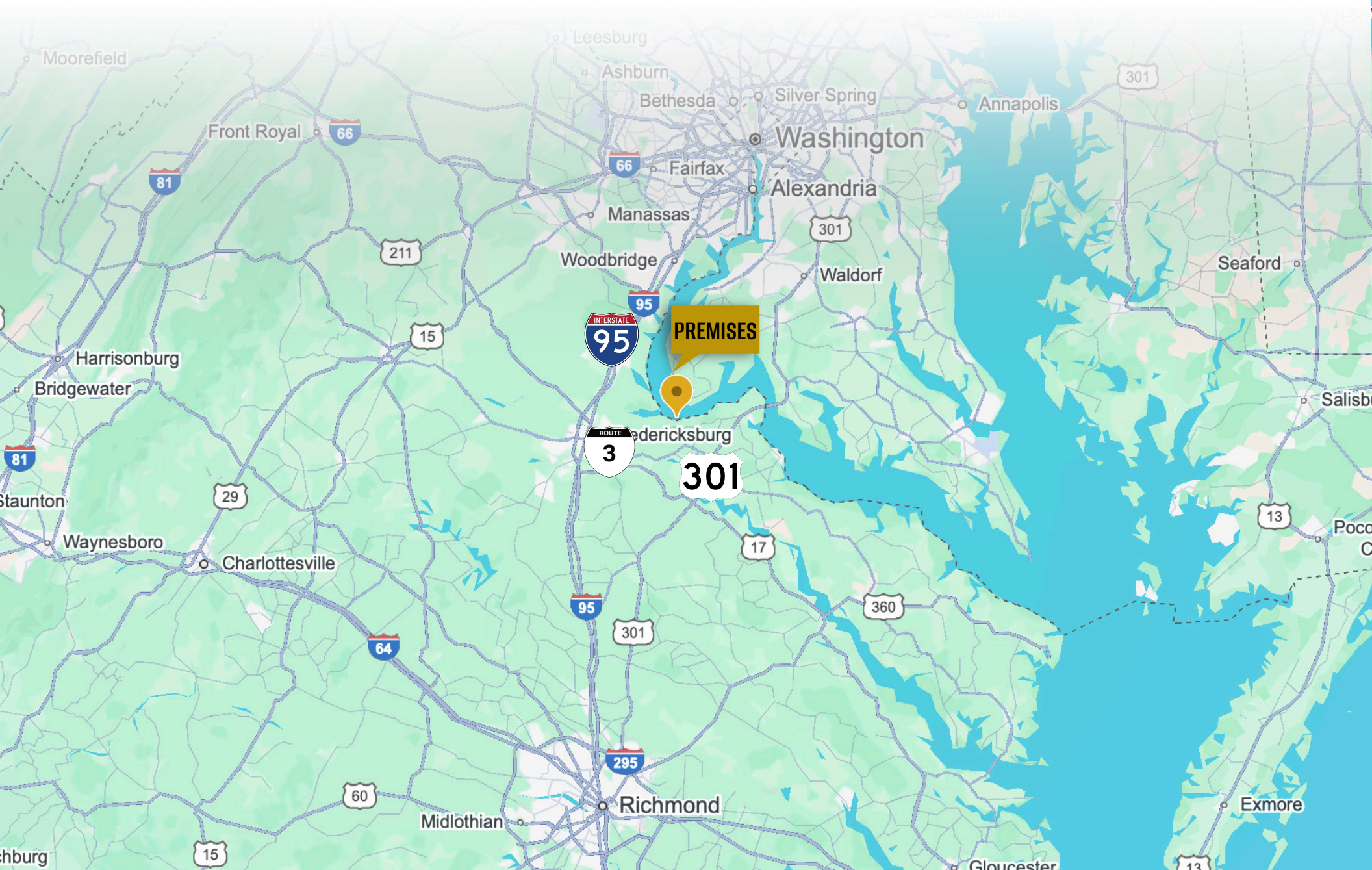


FLOORPLAN





REGIONAL VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$122,534	\$124,027	\$127,094
Median Household Income	\$111,350	\$111,169	\$108,130
< \$25,000	12	221	1,362
\$25,000 - 50,000	76	494	1,665
\$50,000 - 75,000	96	521	2,067
\$75,000 - 100,000	51	301	1,343
\$100,000 - 125,000	87	686	2,054
\$125,000 - 150,000	96	461	1,487
\$150,000 - 200,000	72	554	1,986
\$200,000+	59	449	2,246

POPULATION	2 mile	5 mile	10 mile
2020 Population	1,383	10,093	38,258
2024 Population	1,508	10,620	40,865
2029 Population Projection	1,675	11,726	45,216
Annual Growth 2020-2024	2.3%	1.3%	1.7%
Annual Growth 2024-2029	2.2%	2.1%	2.1%
Median Age	39.8	39.8	41
Bachelor's Degree or Higher	28%	31%	36%
U.S. Armed Forces	17	101	490

FOR MORE INFORMATION PLEASE CONTACT:



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REALTY

ADVISORS

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