

First Lady's Centre COMMERCIAL LAND

BARBARA'S WAY, KING GEORGE, VA

32.22 Acres of Commercially Zoned Land Available

First Lady's Centre is a well-maintained retail shopping center conveniently located on Route 3 entering King George. The Intersection of Route 3 and Barbara's Way next to the town Post Office.

FEATURES

- Dedicated Turn Lane at Signalized Intersection
- Direct frontage and access from Route 3/King Hwy - 21,000 ADT
- Across from Presidential Lakes 800 + residential Subdivision
- Existing businesses in complex include restaurants, offices, medical practices, retail stores, brokerages, federal contractors
- < 1/2 mile from Middle & High Schools with over 2,000 students
- Nearby Dahlgren Naval Base with a daily population of 9,000+ Annual Economic Impact - \$1 billion



C2 ZONING



PUBLIC UTILITIES



CONCEPT PLAN

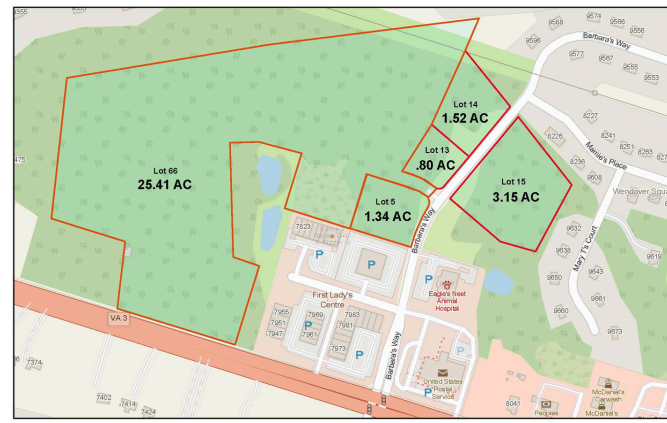


FRONTS HIGHWAY

MEEKINS & ASSOCIATES, INC. REALTORS
Residential - Commercial - Land



Sawmill 2024



Sawmill - Barbara's Way King George GIS Map



024, 10:54:44 AM
Legend: Counties, Building Footprints, Secondary, Parcel Data, Driveways, Road Centerlines, Primary, Addresses, Private, Road/Routes

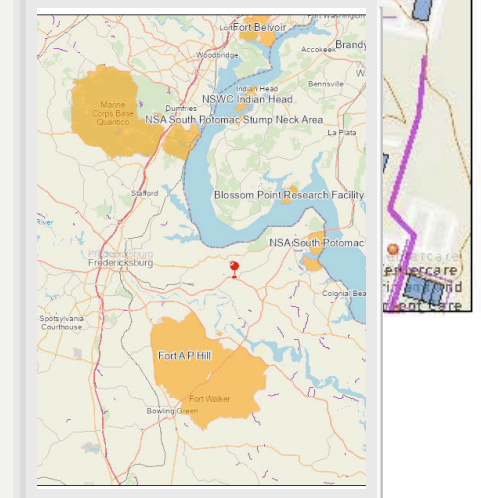
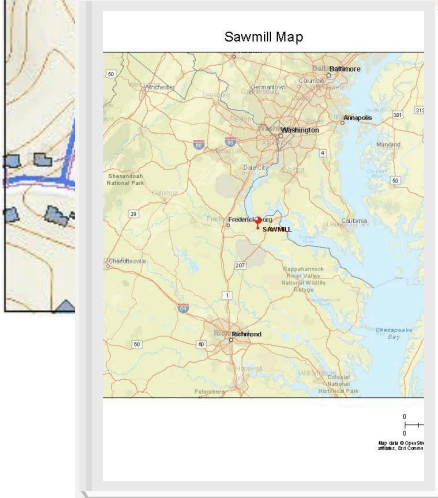
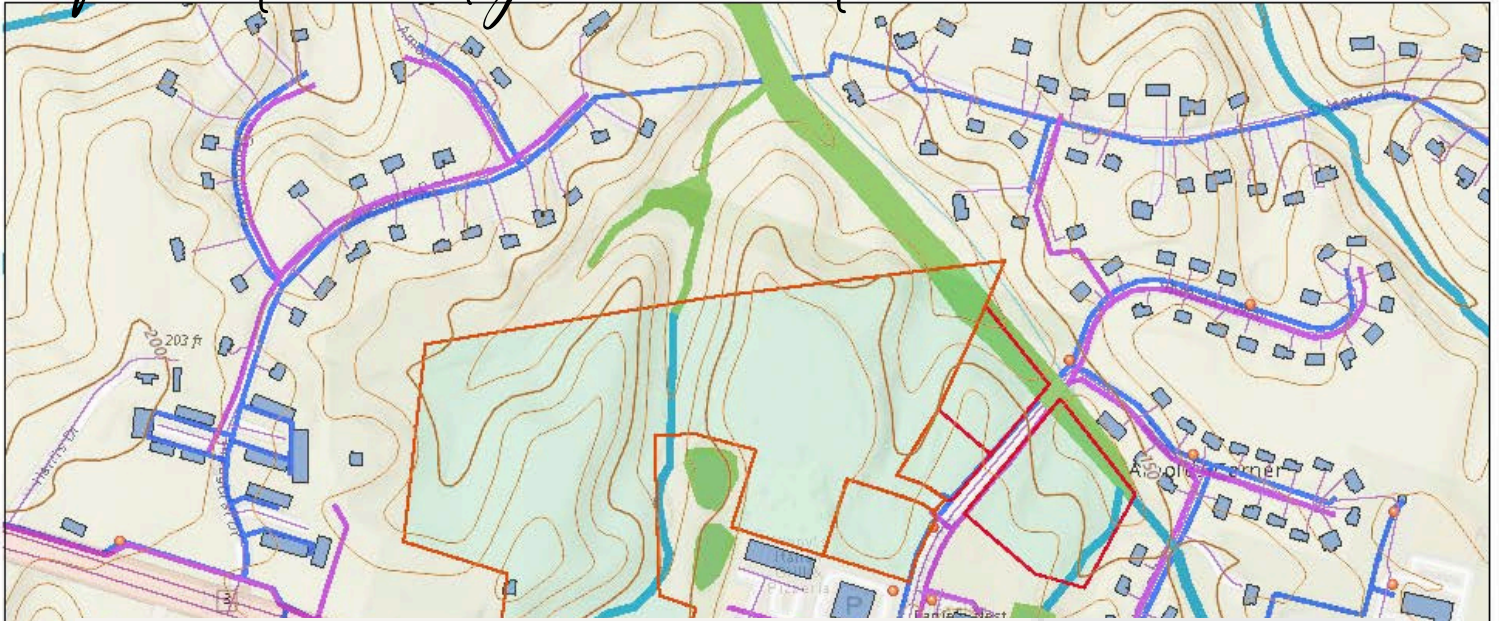


Corey Creswell
MEEKINS & ASSOCIATES, AGENT



(540) 300-5223
meekinsfburg@hotmail.com
www.website.com

First Ladys Centre LAND



GREATER FREDERICKSBURG

- Centered less than 50 miles from both Washington D.C and Richmond, VA
- Excellent access to 60% of the nation's population and global markets
- Continuously tops charts of fastest growing markets, State & National
- The Greater Fredericksburg Area population is closing in on 400,000.
- Central to military installations at Quantico, Dahlgren, and Fort Walker.
- Federal Gov + Contacting industries served by local retail and trade.
- The Greater Fredericksburg Area population is closing in on 400,000.

KING GEORGE

- Population 2022: 27,856
- Median Household income: \$103,264
- Median Property Value:2022 \$372,300
- Median Sale Price: 2024: 470,000
- 2010–2020 Population Growth: 9.29%
- Employment
 - :Public Administration: 42% (\$118,533)
 - Professional, Science & Tech: 21% (\$93,989)
 - Management of Companies (\$143,202)
- Local Employers: Employees Local: 13%
- Local Employers: Commute In : 69%