

SALE

COTTRELL OFFICE PARK - PARCELS FOR SALE

Kings Highway and Smile Way King George, VA 22485



PROPERTY DESCRIPTION

4 parcels - .474 acre, .559 acre, .623 acre and .518 acre - totalling 2.174 acres

PROPERTY HIGHLIGHTS

- Located in the King George area
- Convenient access to major highways
- Prime location for commercial development
- Close proximity to Dahlgren Naval Base
- High visibility from Kings Highway
- Flexible zoning options
- Potential for mixed-use development
- Ample parking space available
- Attractive investment opportunities

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	2.174 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	130	3,293	10,053
Total Population	351	8,951	27,627
Average HH Income	\$93,009	\$91,989	\$86,808

Donny Self, CCIM
(540) 842-6202

J.R. Burdette
(239) 293-4087

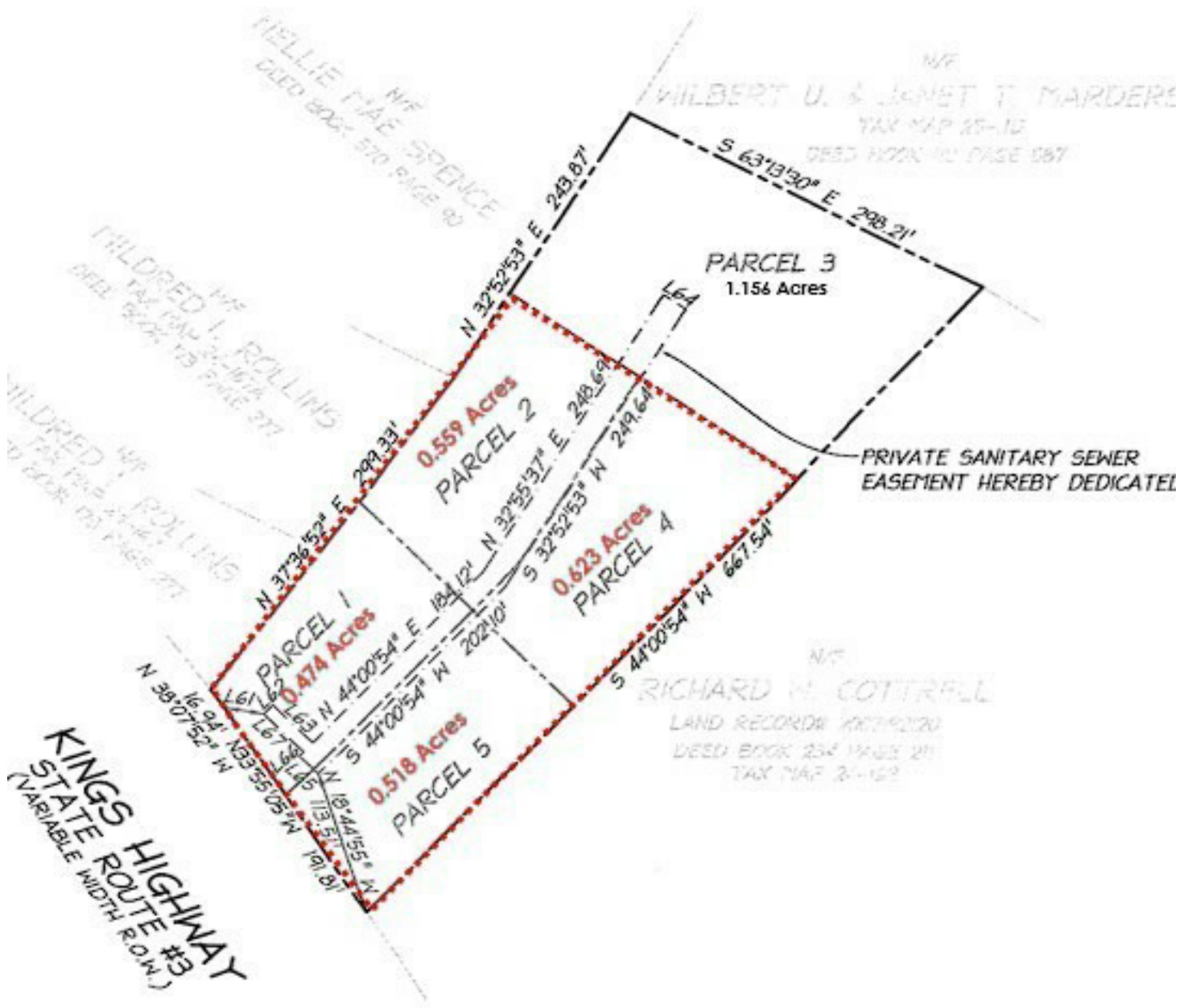


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ELITE

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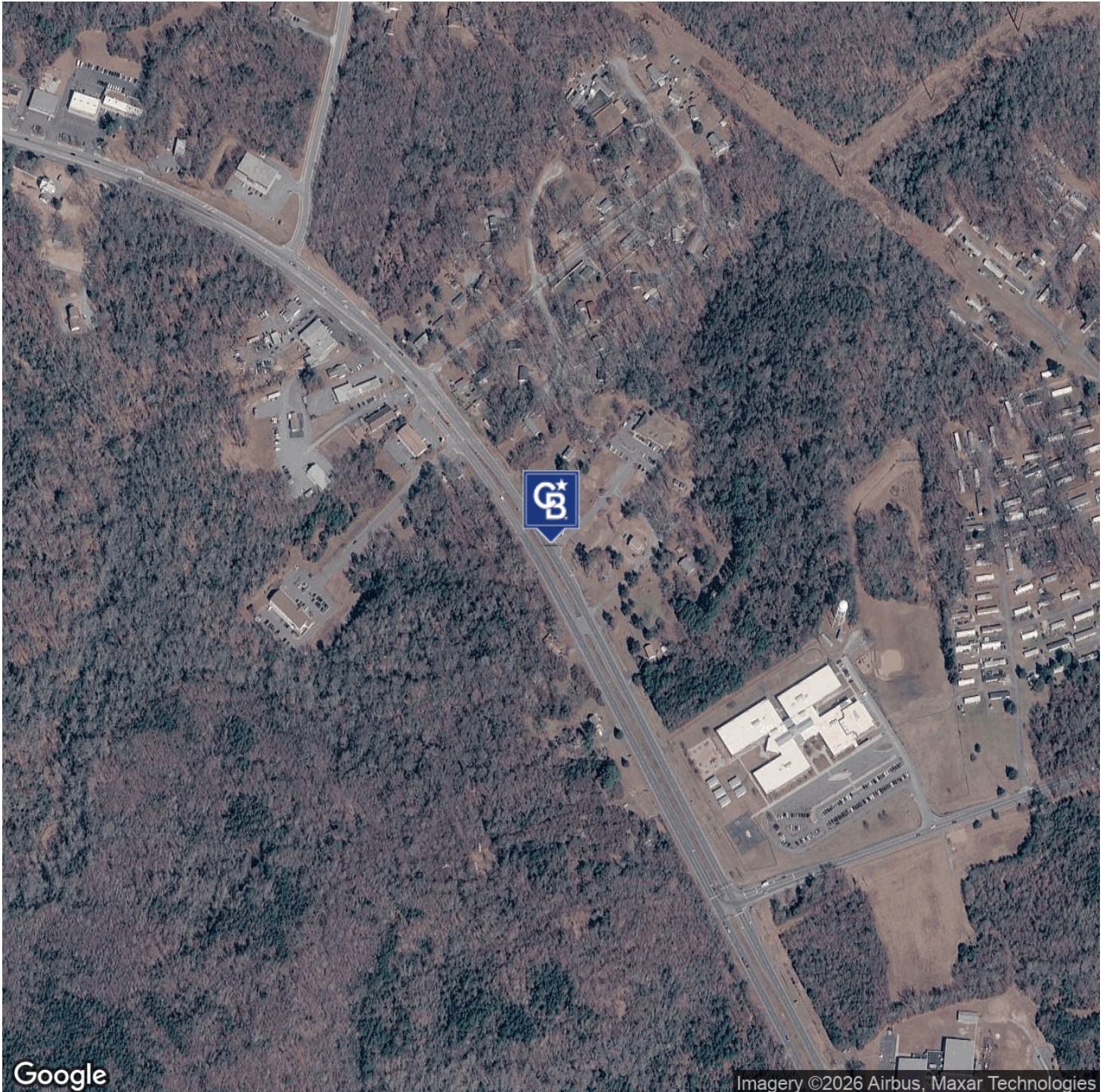


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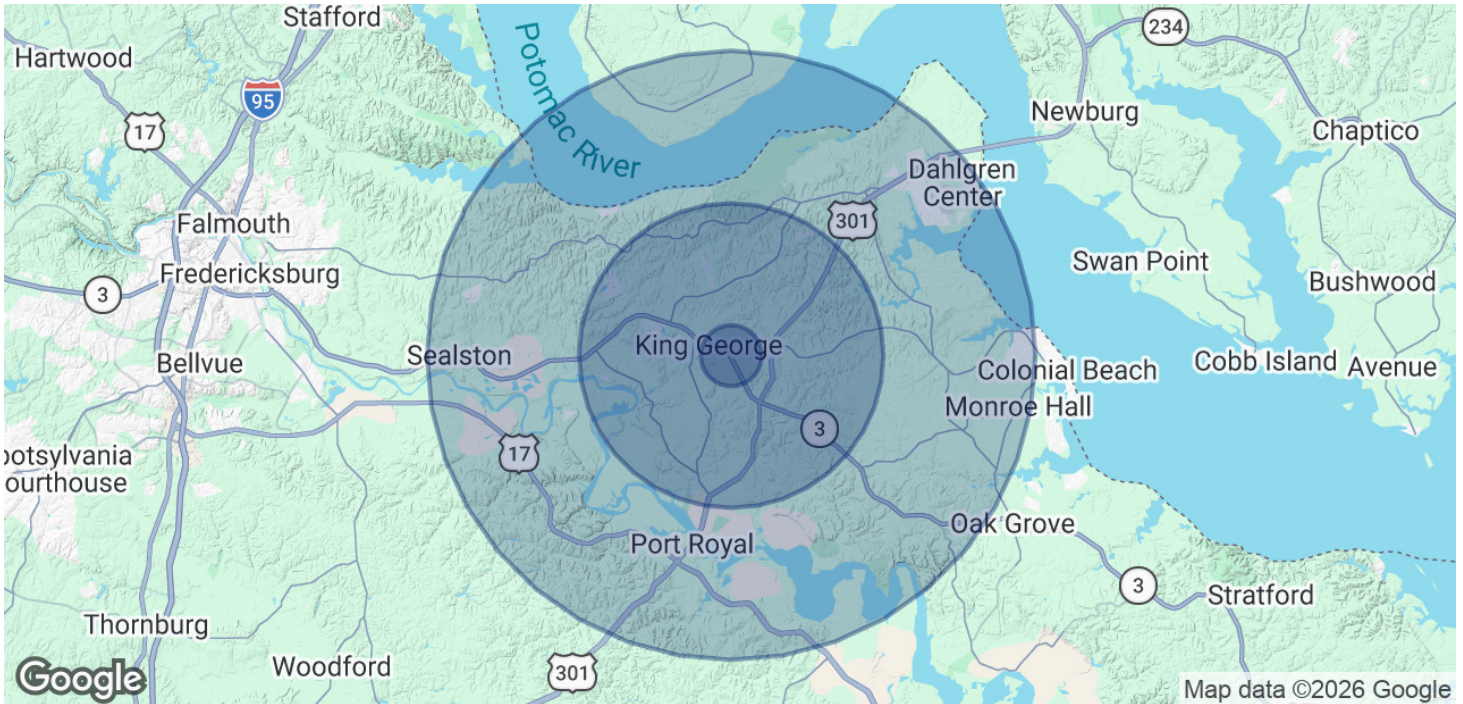


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	351	8,951	27,627
Average Age	36.2	37.2	37.3
Average Age (Male)	36.1	37.1	36.9
Average Age (Female)	36.4	37.3	37.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	130	3,293	10,053
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$93,009	\$91,989	\$86,808
Average House Value	\$335,962	\$337,174	\$332,627

2020 American Community Survey (ACS)

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