

RETAIL CENTER FOR SALE

17272 KINGS HWY

Montross, VA 22520



VIDEO

PROPERTY DESCRIPTION

100% Leased with Upside: Operating at an average rent of just \$8.88/SF—over 30% below market (~\$13/SF)—providing a clear path to rapid NOI growth through mark-to-market increases upon lease rollover.

Diversified Income: Includes a separate 3,500 SF rear building leased to a long-term machine shop tenant, enhancing income stability and rent roll durability.

Prime Location: Strong visibility and frontage on Kings Highway in Montross, VA—the county seat of Westmoreland County and a key Northern Neck hub—benefiting from steady local demand and limited competing inventory.

Investor-Ready: Generates in-place cash flow today with built-in upside, ideal for investors targeting NOI expansion, yield compression, and long-term appreciation.

PROPERTY HIGHLIGHTS

- Price Reduction! Improved cap rate!
- 100% Leased with Immediate Upside – Current average rents of \$8.88/SF are well below the market rate of \$13/SF, offering strong value-add potential.
- Additional Income Stream – Includes a 3,500 SF rear building leased to a long-term machine shop tenant.
- Prime Location – Positioned on Kings Highway in Montross, VA, the historic Northern Neck and county seat of Westmoreland County.
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OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	30,418 SF
Building Size:	11,000 SF
NOI:	\$74,223.32

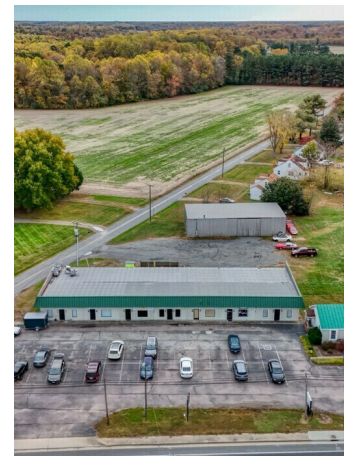
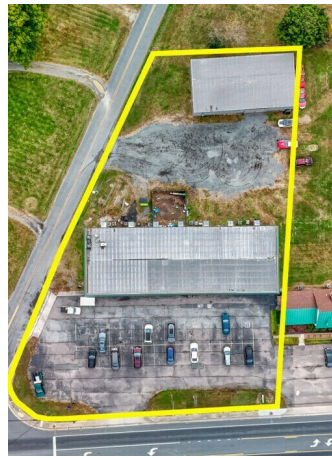
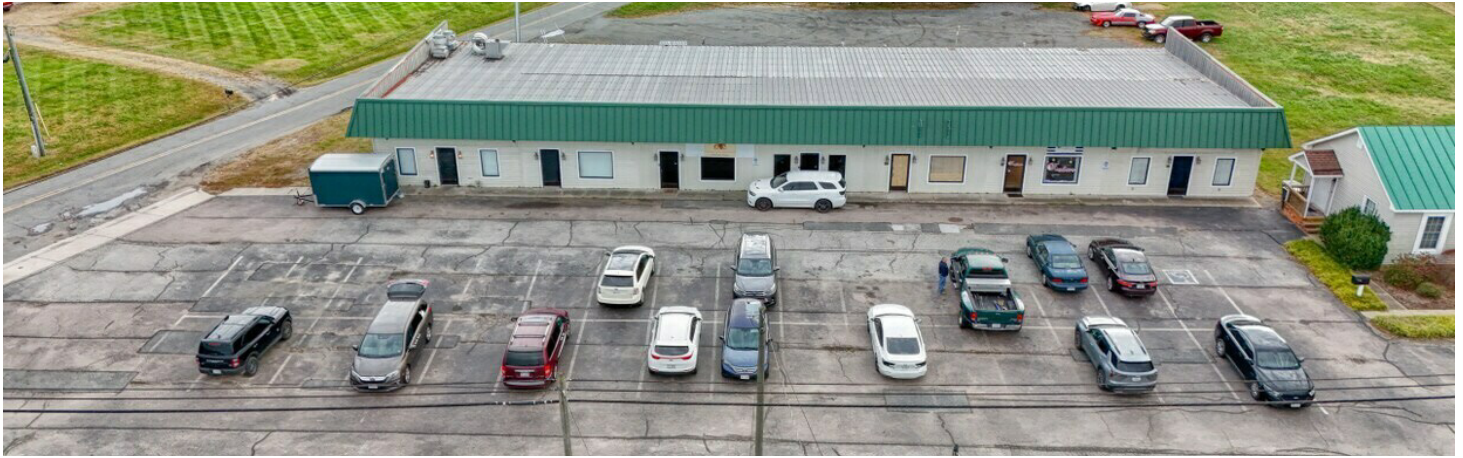
David Burks
(804) 366-2754



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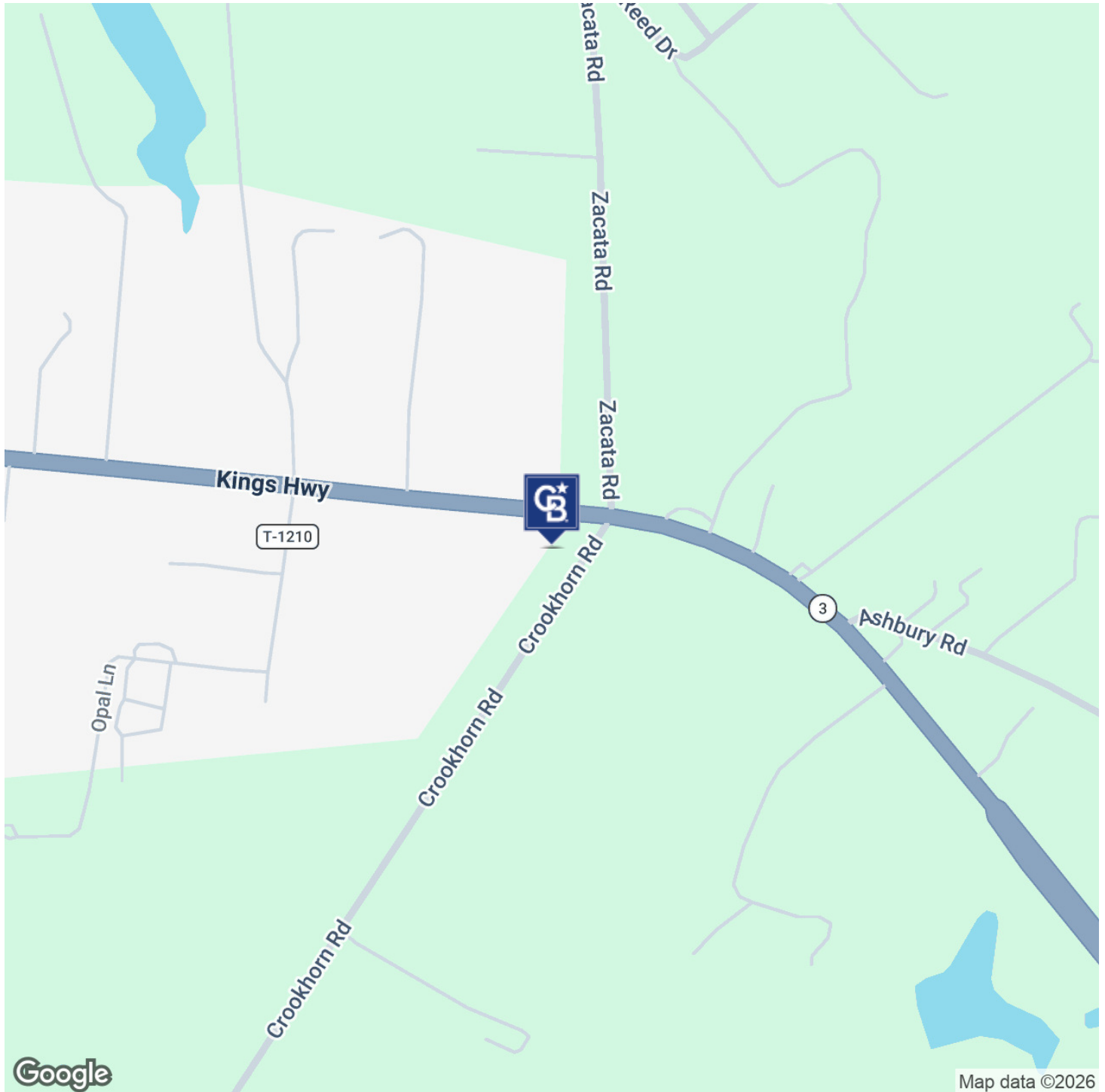
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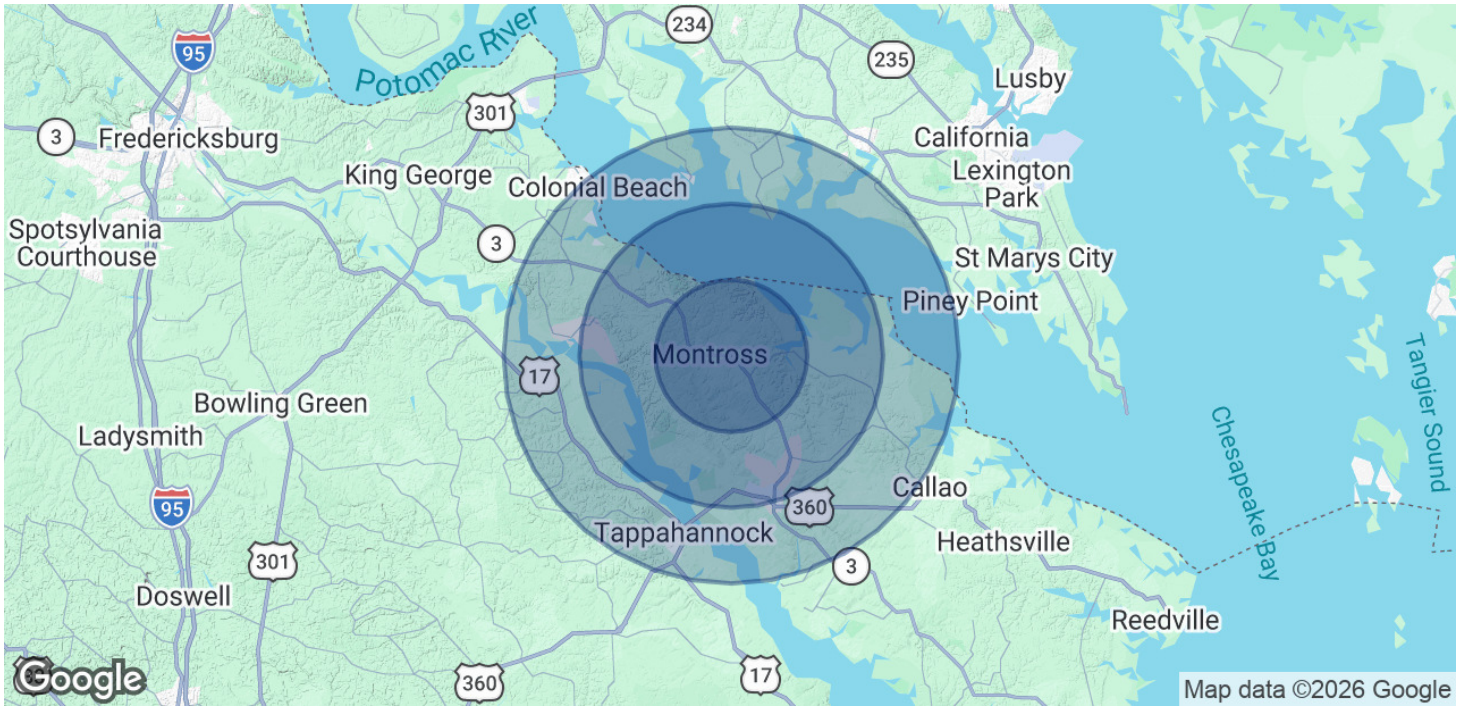


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	3,713	11,237	38,861
Average Age	48	47	46
Average Age (Male)	47	46	45
Average Age (Female)	49	48	47
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,627	4,758	16,221
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$90,969	\$92,157	\$99,533
Average House Value	\$313,513	\$333,072	\$353,138

Demographics data derived from AlphaMap

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