

FOR SALE

RETAIL AND OUTPARCEL OPPORTUNITY

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Dahlgren Rd. & James Madison Pkwy
KING GEORGE, VA 22485

SITE

SPECIFICATIONS

Lot Size: 22 +/- Acres

Price: \$9,500,000

Zoning: C-2

Utilities: Available On Site

PROPERTY OVERVIEW



This ±22-acre assemblage sits at the high-traffic, signalized intersection of James Madison Parkway (US-301) and Dahlgren Road (VA-206) in Dahlgren, VA, offering a prime opportunity for retail and outparcel development. Zoned C-2 and located in King George County, the property features excellent visibility, dual road frontage, and immediate proximity to national retailers like Wawa, Sheetz, and Walmart. Just minutes from NSWC Dahlgren and less than 10 minutes from the Harry W. Nice Bridge, the site provides seamless access to Southern Maryland and the greater Mid-Atlantic region. With public water and sewer available nearby, this location is ideally suited for QSR, convenience, medical, or service-oriented retail seeking a strategic, growth-market location.



±22 acres zoned C-2, ideal for retail and outparcel development

Signalized corner at US-301 & VA-206 with excellent visibility and access

Minutes from NSWC Dahlgren and the Harry W. Nice Bridge

Surrounded by national retailers including Wawa, Sheetz, and Walmart

Public water and sewer available near the site

PROPOSED SITE PLAN



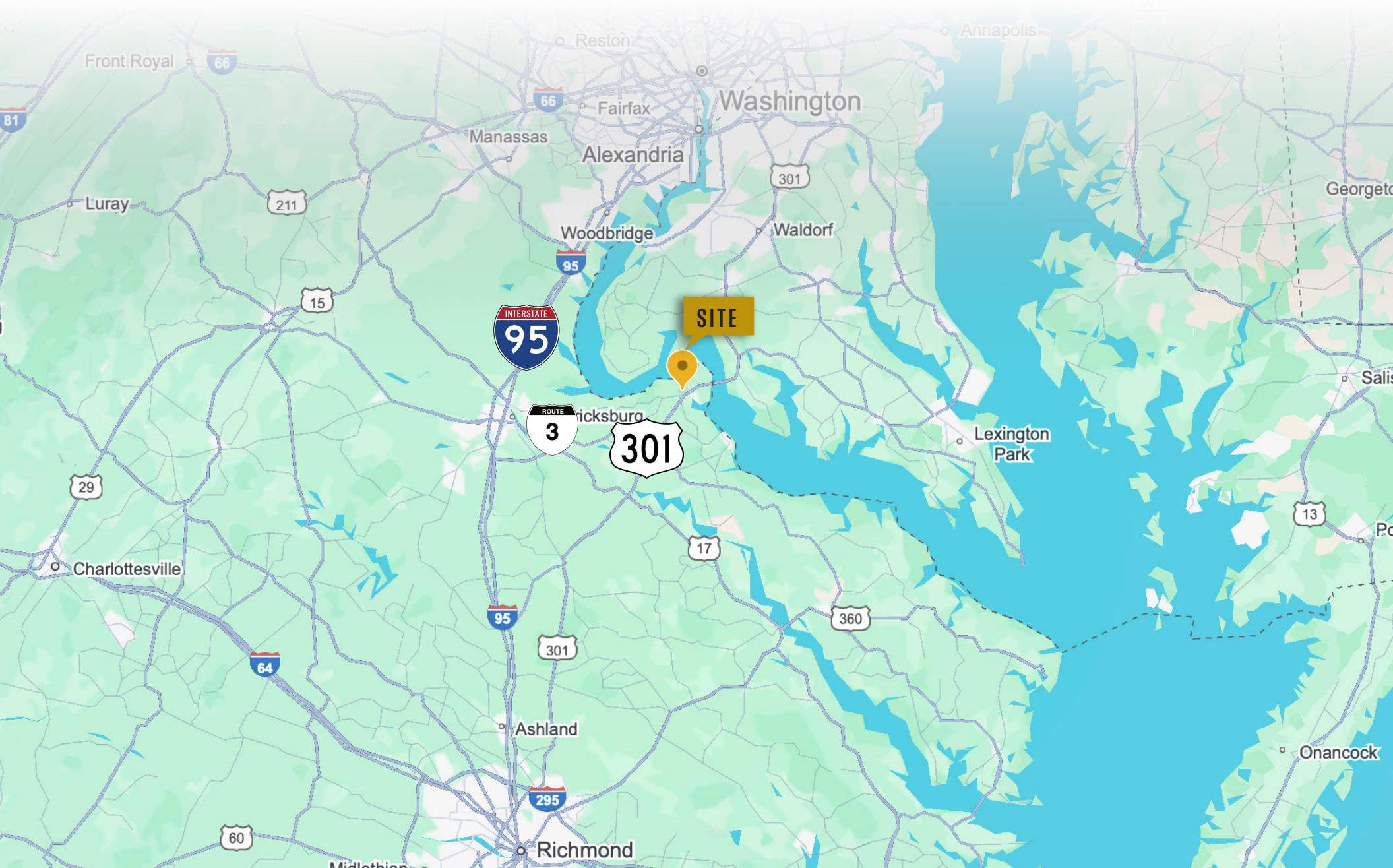
PARCEL VIEW



LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHICS

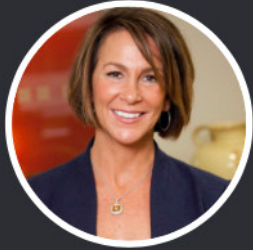


HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	214	2,296	5,378
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$108,188	\$97,975	\$97,100
Average House Value	\$342,008	\$283,251	\$284,558

** Demographic data derived from 2020 ACS - US Census*

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	587	6,091	14,105
Average Age	42.8	40.5	38.3
Average Age (Male)	38.2	37.2	36.8
Average Age (Female)	45.3	42.4	38.9

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.