



For Sale

8097 Kings Highway,
King George, VA

Investment Opportunity



Accelerating success.

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Property Overview

Civic Address	8097 Kings Highway, King George, VA
Legal Address	PT Hunter Rose Trect E-1 .66 A
Area	Approximately 0.66 acres (28,750 SF)
Building Area	3,360 SF (Single Story)
Zoning	C-2
Parking	Paved on-site parking area approximately 20 surface parking spaces
HVAC	Two (2) Trenz heat pumps (New! Installed May 2024)
Sprinkler Systems	N/A fire hydrant outside building
Electrical	400 Amps on building. Back up generator on site
Ceiling Height	8' - 10'



Price **\$1,300,000**

Key Highlights

- Credit Tenant
- Long Term Tenant
- Great Visibility
- Stand Alone Building in a High Traffic Shopping Center
- Easy Access to Route 3/Route 301
- Close Proximity to Area Amenities



Existing Tenant Information

King George Health Department

The King George Health Department, located at 8097 Kings Highway, King George, VA, is dedicated to enhancing community health and well-being. It provides various services and programs emphasizing disease prevention, health education, and access to quality healthcare for local residents. Services provided include:

- Immunizations
- Maternal and Child Health
- Health Education
- & More

Lease Terms

Lease Start
June 1, 2013

Renewed: June 1, 2023

Lease Expiration
May 31, 2028

Premises
3,360 SF

Rent Rate
\$20.61/SF
Full Service



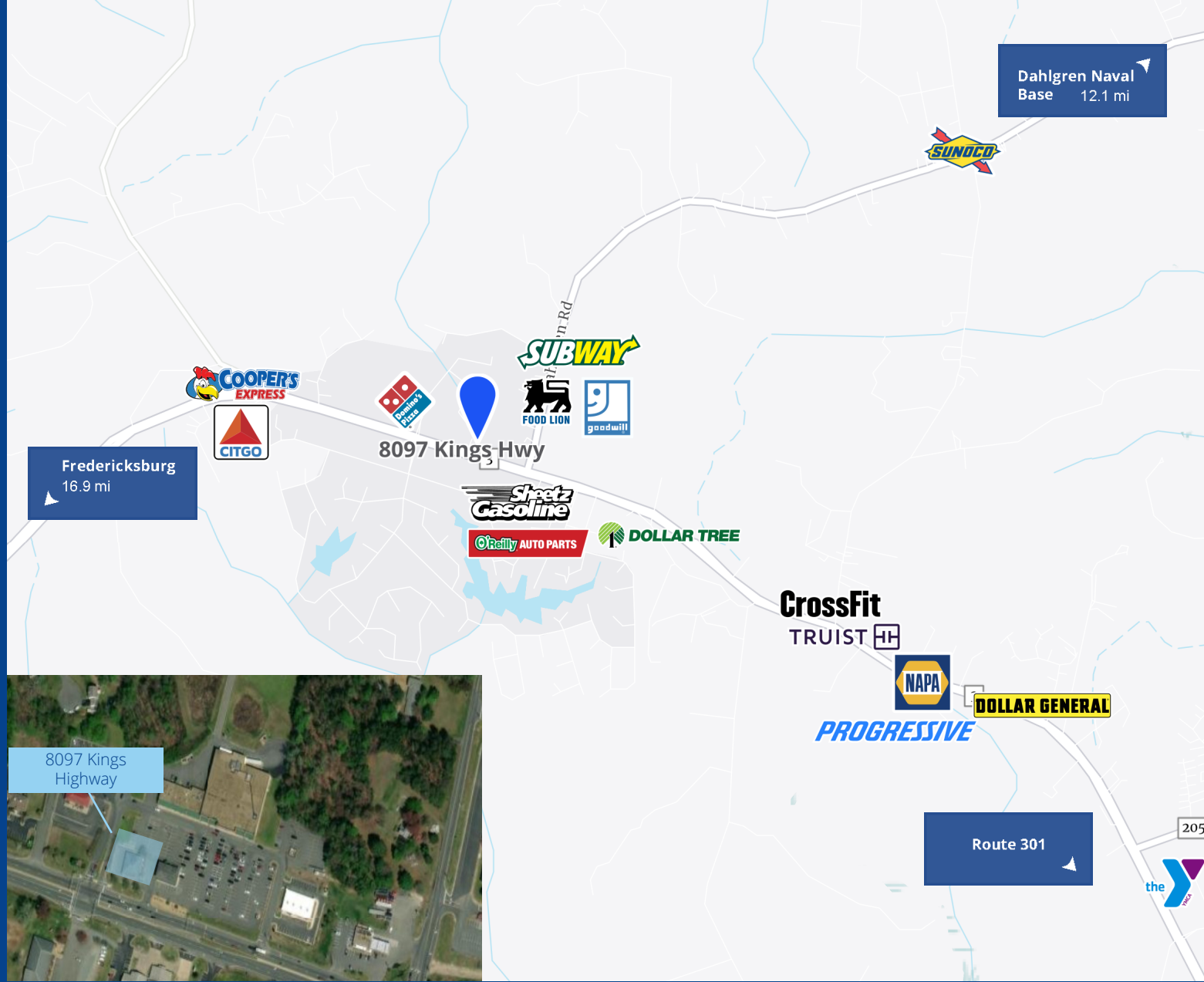


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