

FOR SALE

8217 County Fair Ln

RUTHER GLEN, VIRGINIA



± 40,000 BUILDING ON ± 112 ACRES



THALHIMER

ESTABLISHED
SPORTS COMPLEX

PROPERTY HIGHLIGHTS



For Sale:

- ±40,000 SF
- ±112 AC, Zoned A-1 (Caroline County)
- Conveniently located between Richmond and Washington, DC
- Minutes from I-95 access



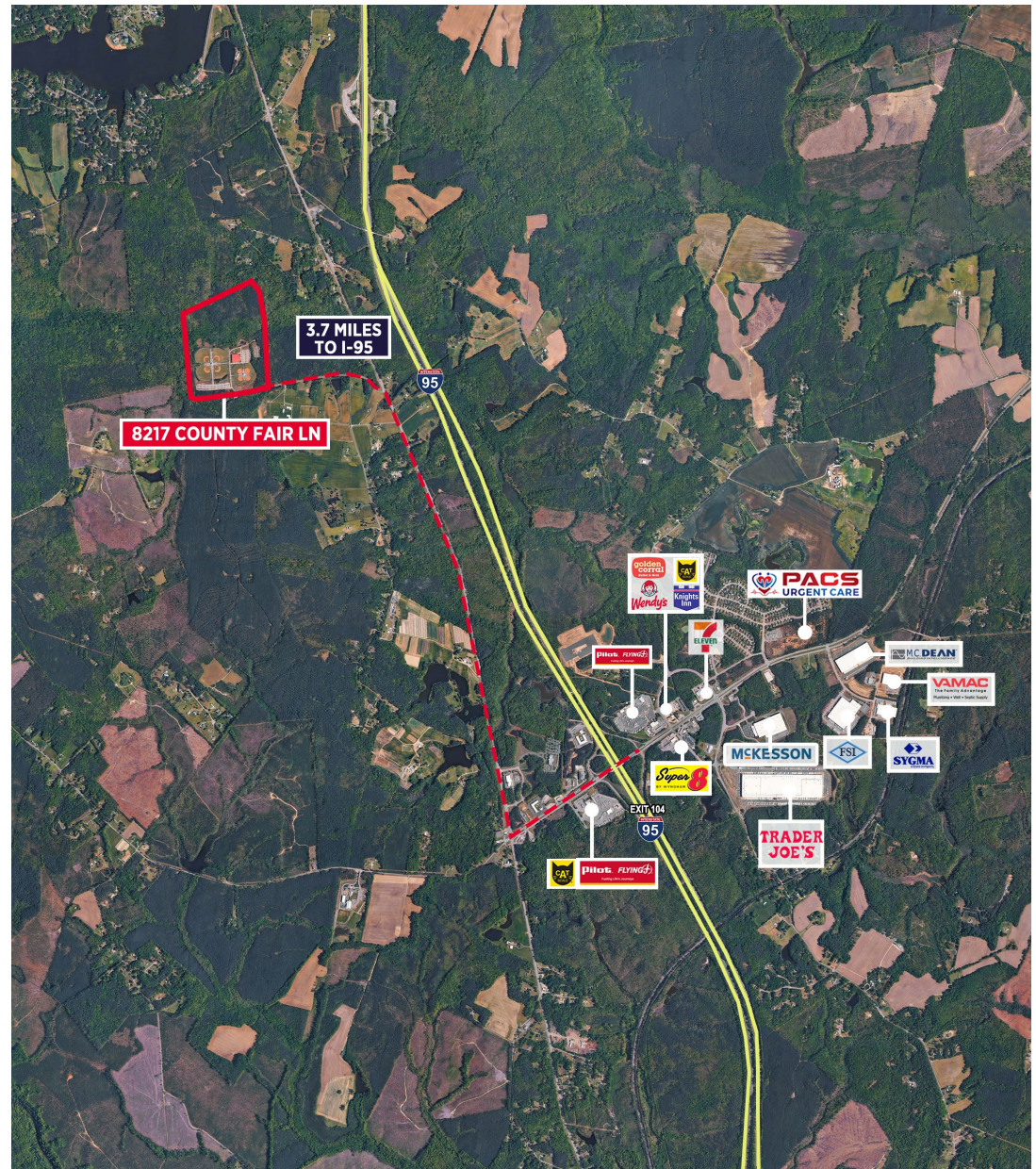
Main Building:

- 31' clear at center
- 20'5" clear at eaves
- 25' column spacing (center column line)
- 20' structural brace spans on short wall
- Batting cages, indoor turf, basketball courts, and volleyball courts

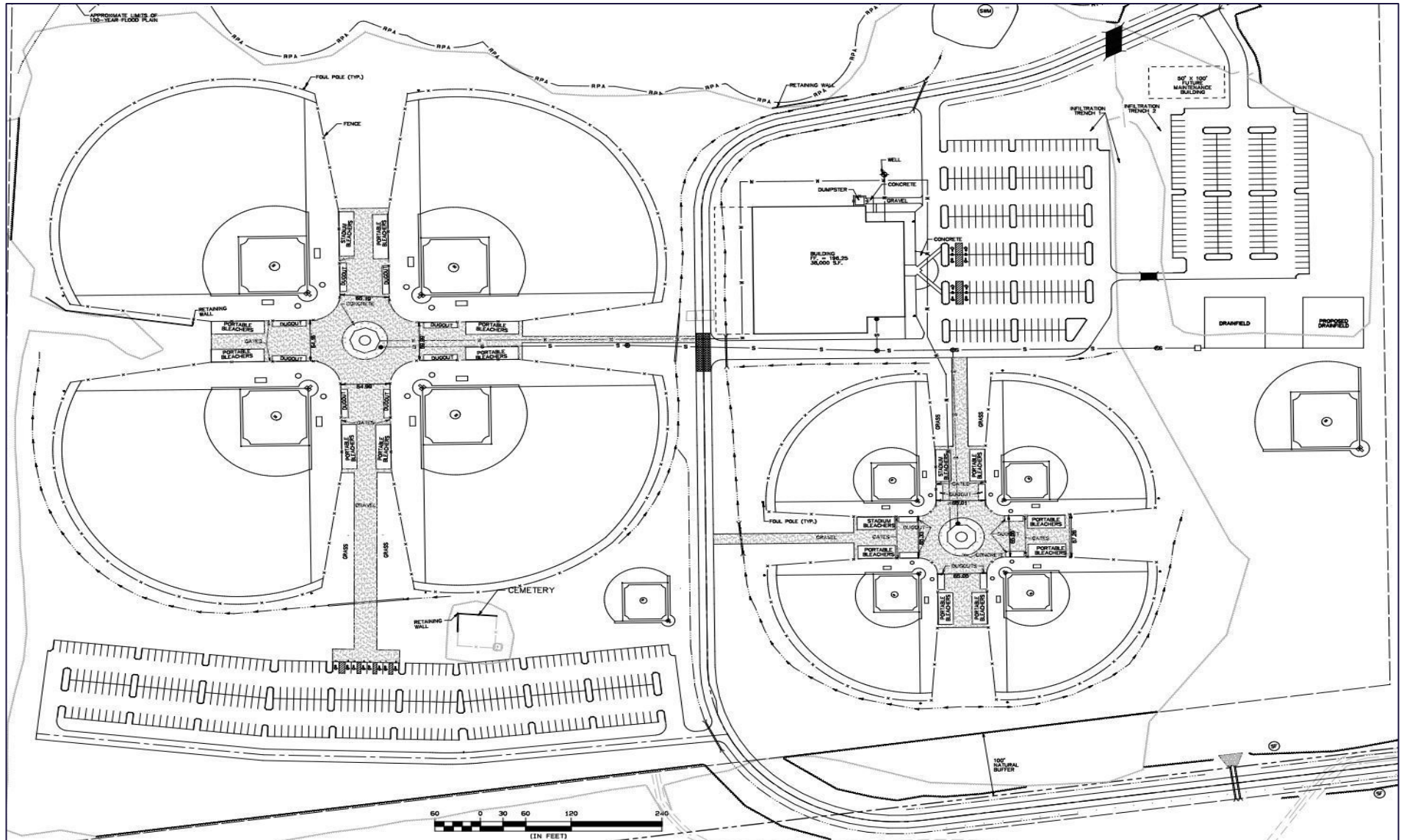


Property Details:

- Previously occupied by a sports complex operator
- Four baseball fields and four softball fields with electronic scoreboards, metal bleachers, and field lighting
- Locker rooms, training gym, and classrooms
- Two concession/observation towers
- Established Mid-Atlantic tournament destination



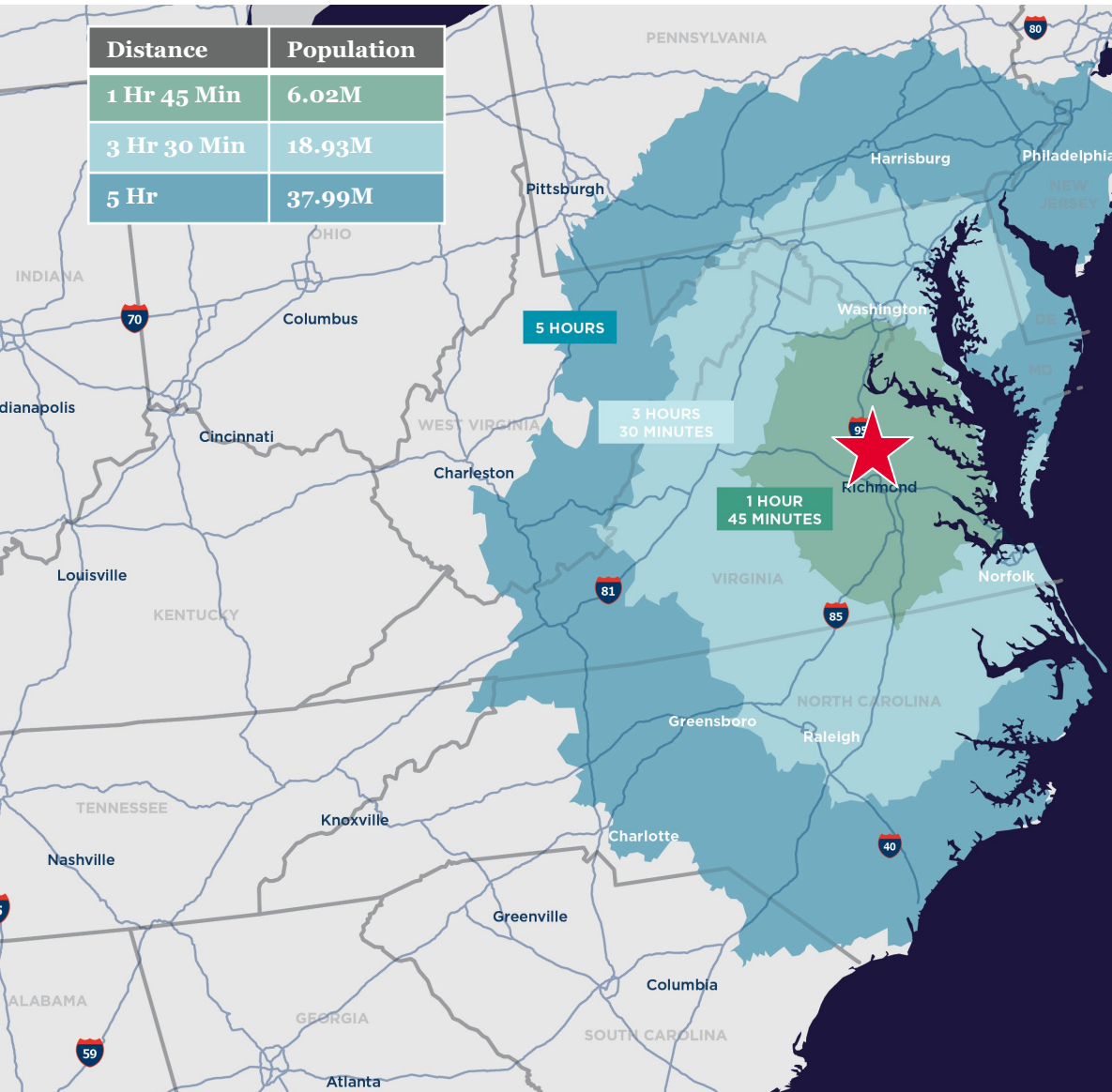
SITE PLAN



INTERIOR IMAGES



DEMOGRAPHICS MAP



LOCATION & DEMOGRAPHICS 20 MILE RADIUS



POPULATION WITHIN
150 MILES
17,404,214



AVERAGE HOUSEHOLD
INCOME
\$134,966



TOTAL
BUSINESSES
4,781+

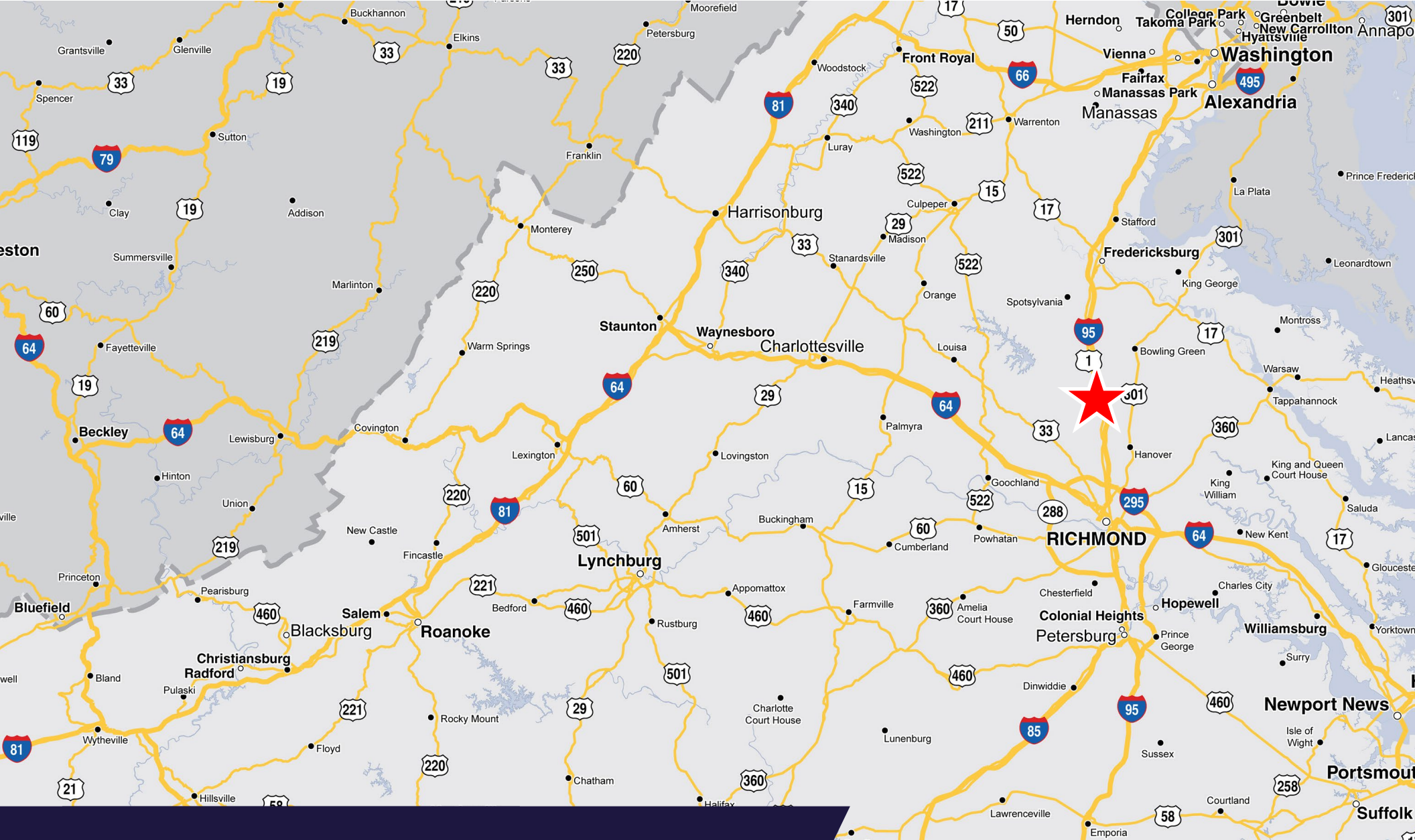


UNEMPLOYMENT
RATE
2.8%



EDUCATION ATTAINMENT

HIGH SCHOOL	23.7%
ASSOC. DEGREE	7.6%
BACH. DEGREE	24.5%
GRAD. DEGREE	16.8%



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