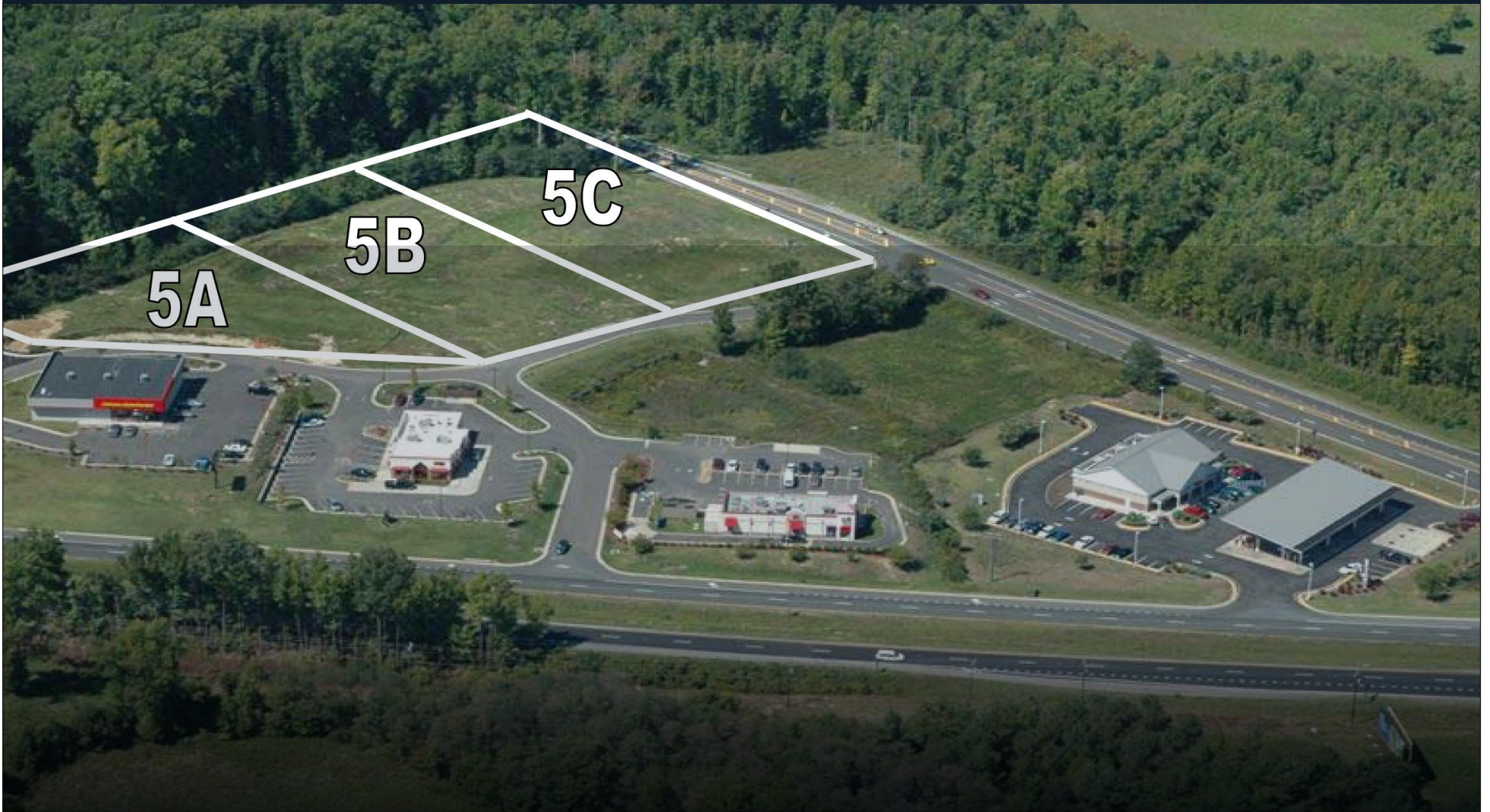


# 5 Acres for Sale or Lease

Route 301 & 206, Dahlgren, VA

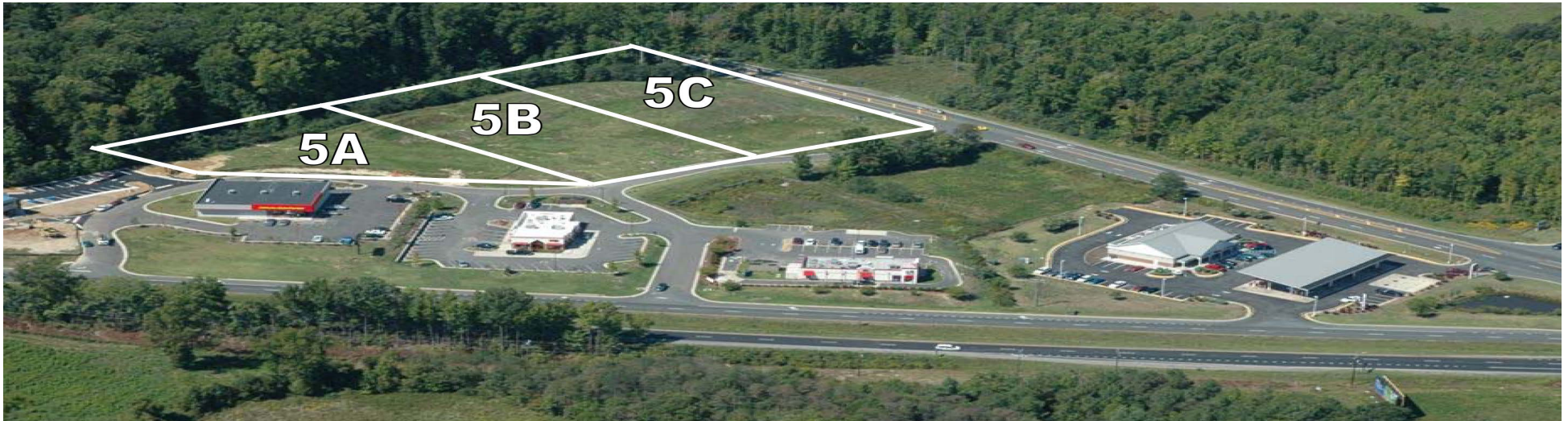


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# Property Overview



## Overview

5 acres of land for sale or lease.  
 Can be subdivided. Zoned C-2(General Commercial). Area retailers include Walmart, Wawa, McDonald's, Arby's, Taco Bell, Burger King, Wendy's, 7-11, Food Lion, Dunkin, Sheetz, Petco, & Chick-fil-a



12,000 AADT- Route 206  
 20,000 AADT - Route 301

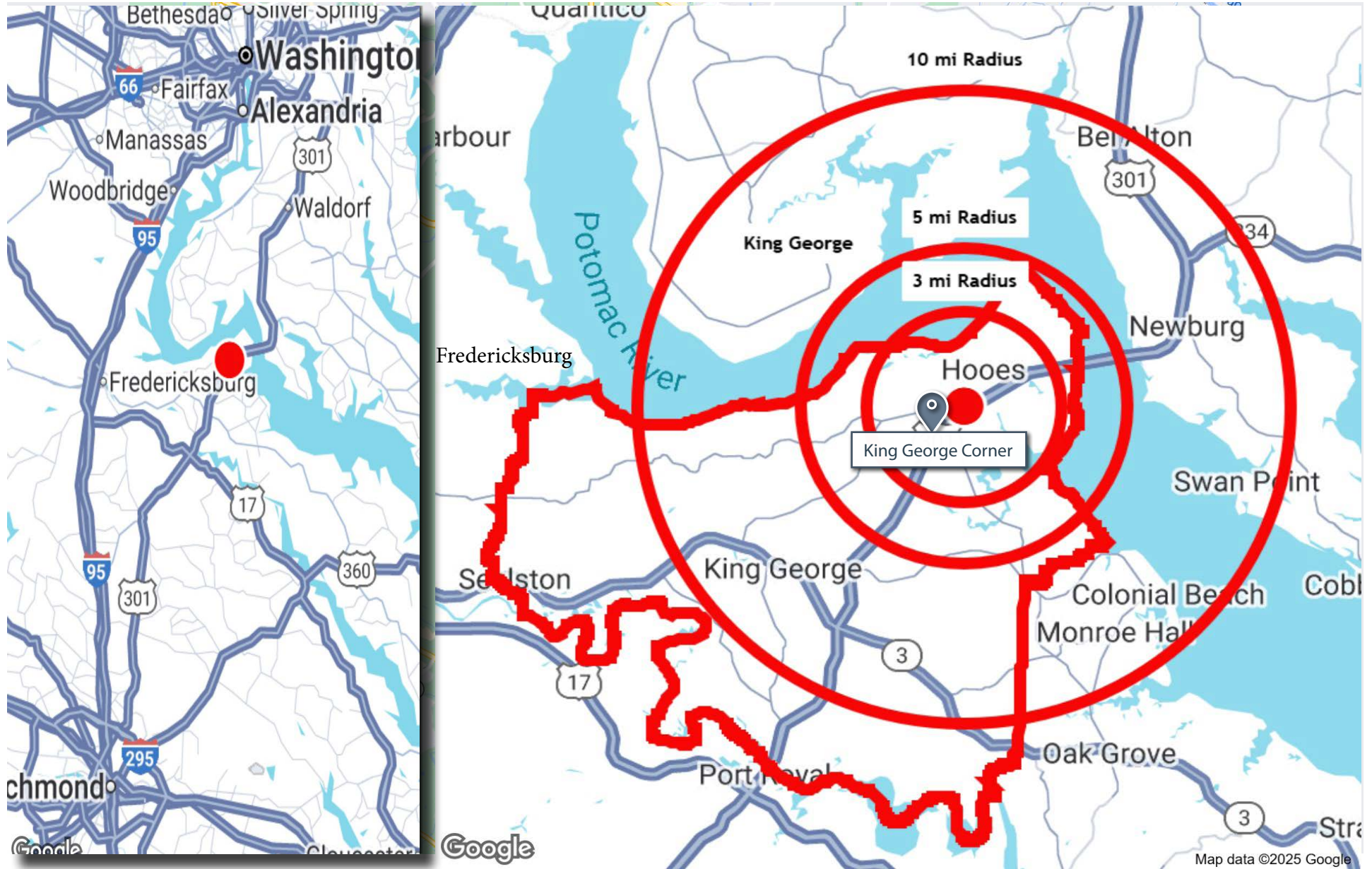
## Demographics

	3 Mil.	5 Mil.	10 Mil.	King George Trade Area
Pop.	5,353	9,158	34,273	28,978
Ave. Income	\$139,146	\$139,038	\$125,469	\$137,694
HH	2,042	3,471	13,300	10,655
Daytime Pop	4,719	5,312	10,160	8,393

# Concept Plan



# Location Map



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