Mixed Use Development

CHARLIE PHELPS
Ph: 301.536.7900
Charlie@ParacleteRealty.com

2000 Duke Street, Suite 300 Alexandria, VA 22314
301.536.7900 http://www.paracleterealty.com

PARACLETE REALTY, LLC
retail real estate services

Property Overview

Overview

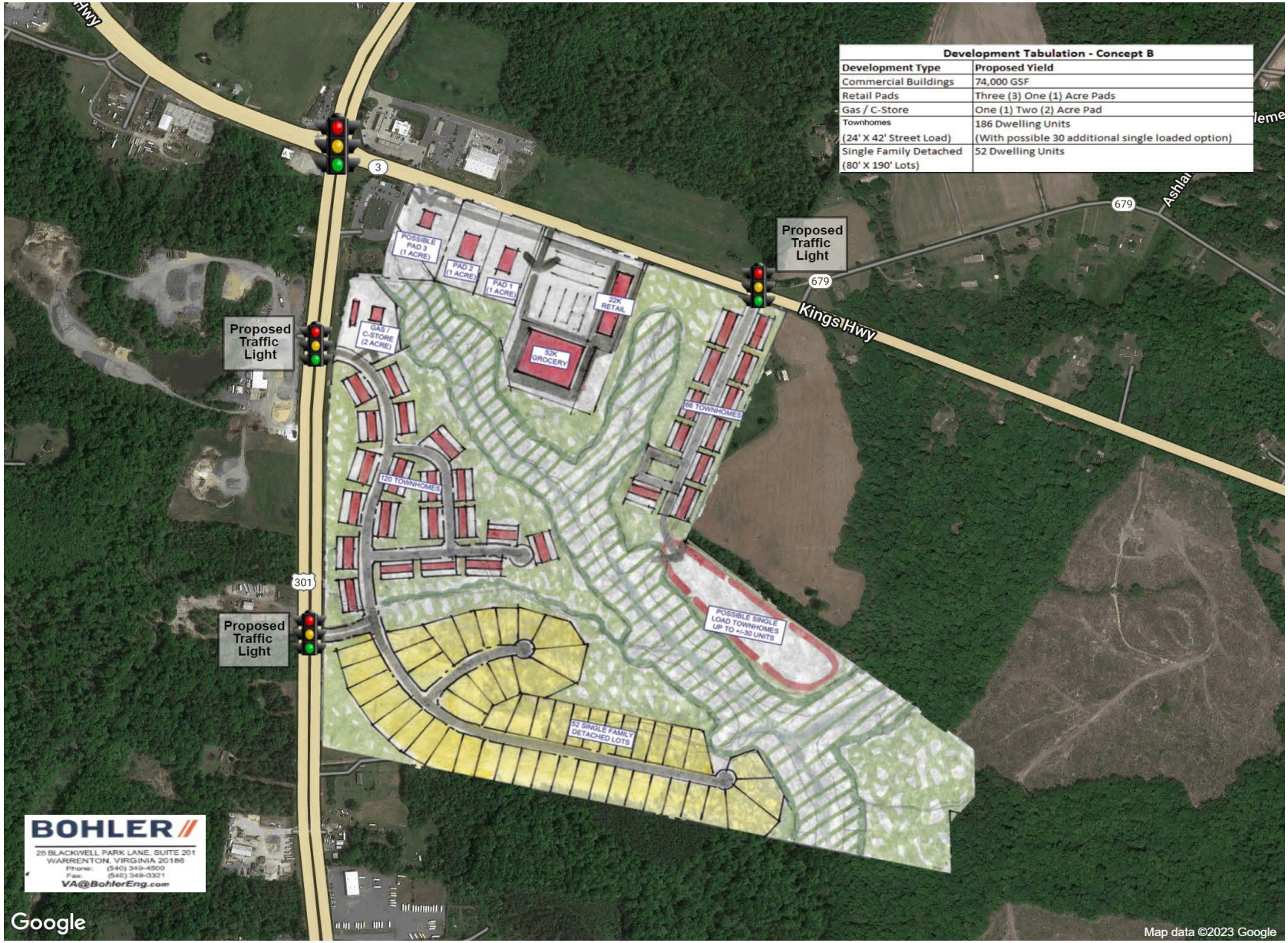
139 acres of Land
PUD w/a variety of use
Retail, Residential,
Flex Space

61 Miles to Washington, DC
60 Miles to Richmond, VA
21 Miles to Fredericksburg, VA

Demographics

	3 Mil.	5 Mil.	10 Mil.	King George Trade Area
Pop.	4,980	11,961	33,970	40,341
Ave. Income	$123,161	$133,380	$121,209	$119,410
HH	1,915	4,373	13,049	15,596
Daytime Pop	2,519	6,064	16,801	19,957

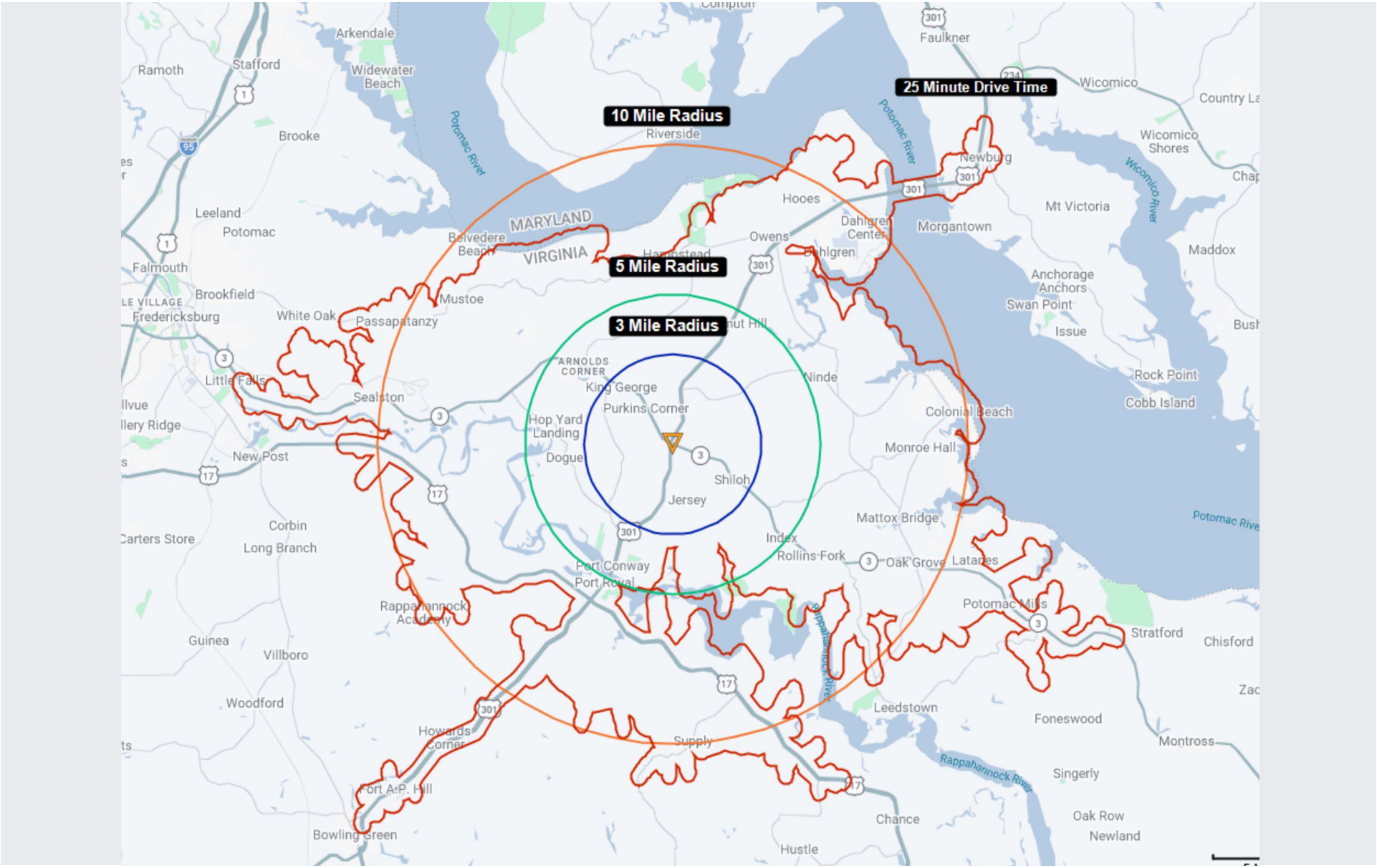
Concept Plan



KING GEORGE CORNER
Kings Hwy & James Madison Pkwy, King George, VA

PARACLETE REALTY, LLC
retail real estate services

Location Map



Competitive Map

KING GEORGE CORNER
Kings Hwy & James Madison Pkwy, King George, VA

PARACLETE REALTY, LLC
retail real estate services