



OUTPARCEL FOR SALE

5200 COUNTY DRIVE

5200 COUNTY DRIVE, PRINCE GEORGE, VA 23842



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PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	2.0 Acres
Zoning:	B-1
Traffic Count:	18,000 VPD

PROPERTY OVERVIEW

New 30 acre retail development, "Dozier Commercial Park," located just one mile from I-295 on Rt. 460 East in Prince George, VA. It is located in a retail corridor and only two miles from the Prince George Industrial Park (home to Rolls Royce).

PROPERTY HIGHLIGHTS

- New retail development within an Enterprise Zone
- Close to Ft. Lee
- Water/sewer/gas available
- 160' frontage on Rt. 460

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	211	7,381	50,095
Total Population:	615	22,460	142,445
Average HH Income:	\$73,487	\$65,868	\$56,155

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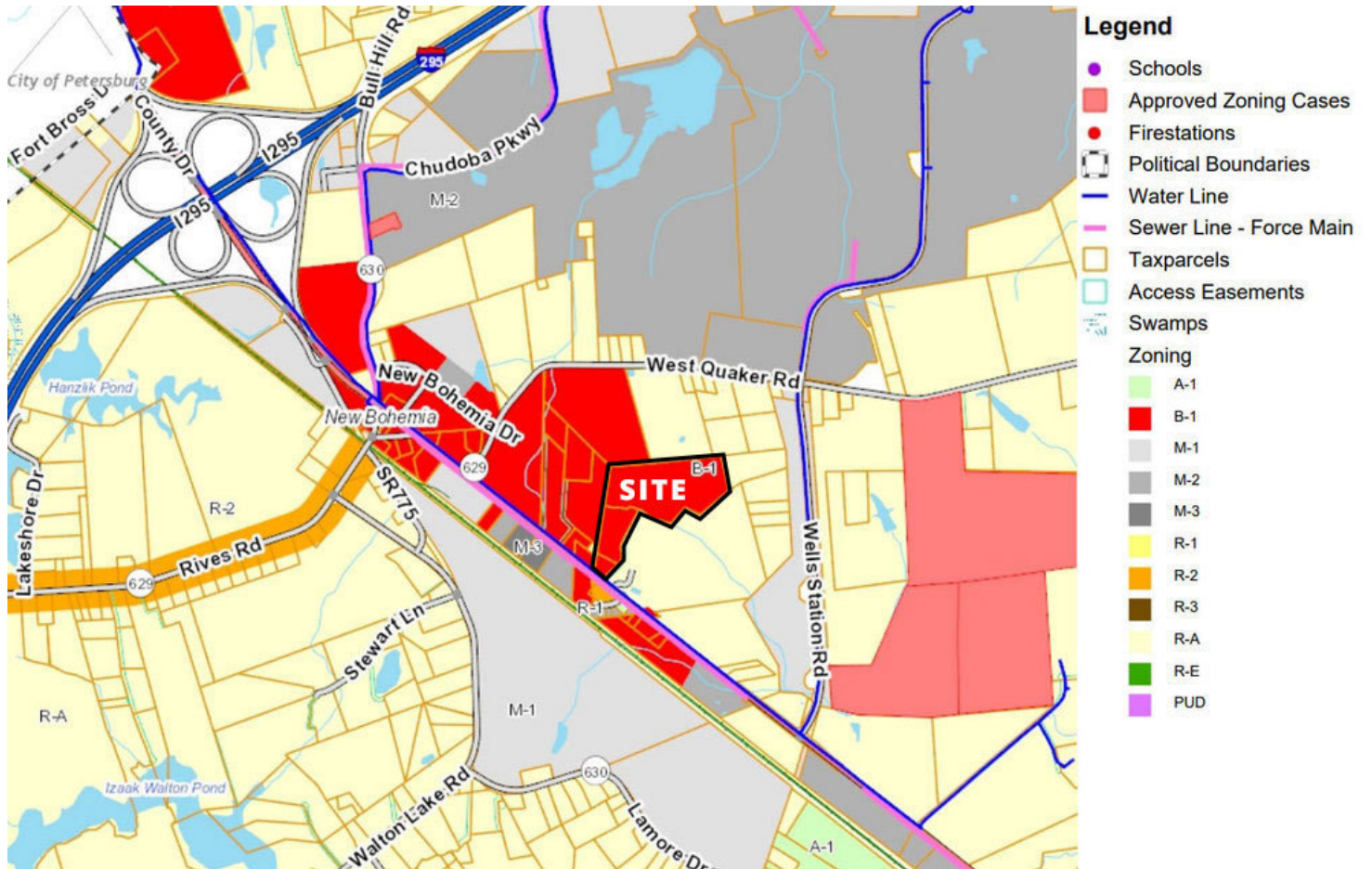
CONCEPTUAL PLAN



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ZONING MAP





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