

COMMERCIAL DEVELOPMENT OPPORTUNITY



Property Features

- +/-29 acres of retail/office designated land zoned C-2
- Located on Route 301 nearby Dahlgren Naval Base & Walmart
- Frontage along Route 206
- Nearby Potomac River Bridge & Univ. of Mary Washington Campus
- Dahlgren Naval Base - \$1.1 Billion into economy nearby
- Trade area consisting of 30,000 daytime employees
- 28 miles from Fredericksburg; 50 miles from Washington, DC
- 25,000 VPD – James Madison Hwy.

Join Nearby Retailers



Specifications

Total Acres	29.648
Zoning	C-2
Asking Price	\$2,900,000
Utilities	Public water & sewer

Update:

Maryland has allocated \$785 million for the construction of a new four lane bridge connecting southern Maryland to Virginia creating outer beltway around D.C. Construction begins 2018

For more information, contact:

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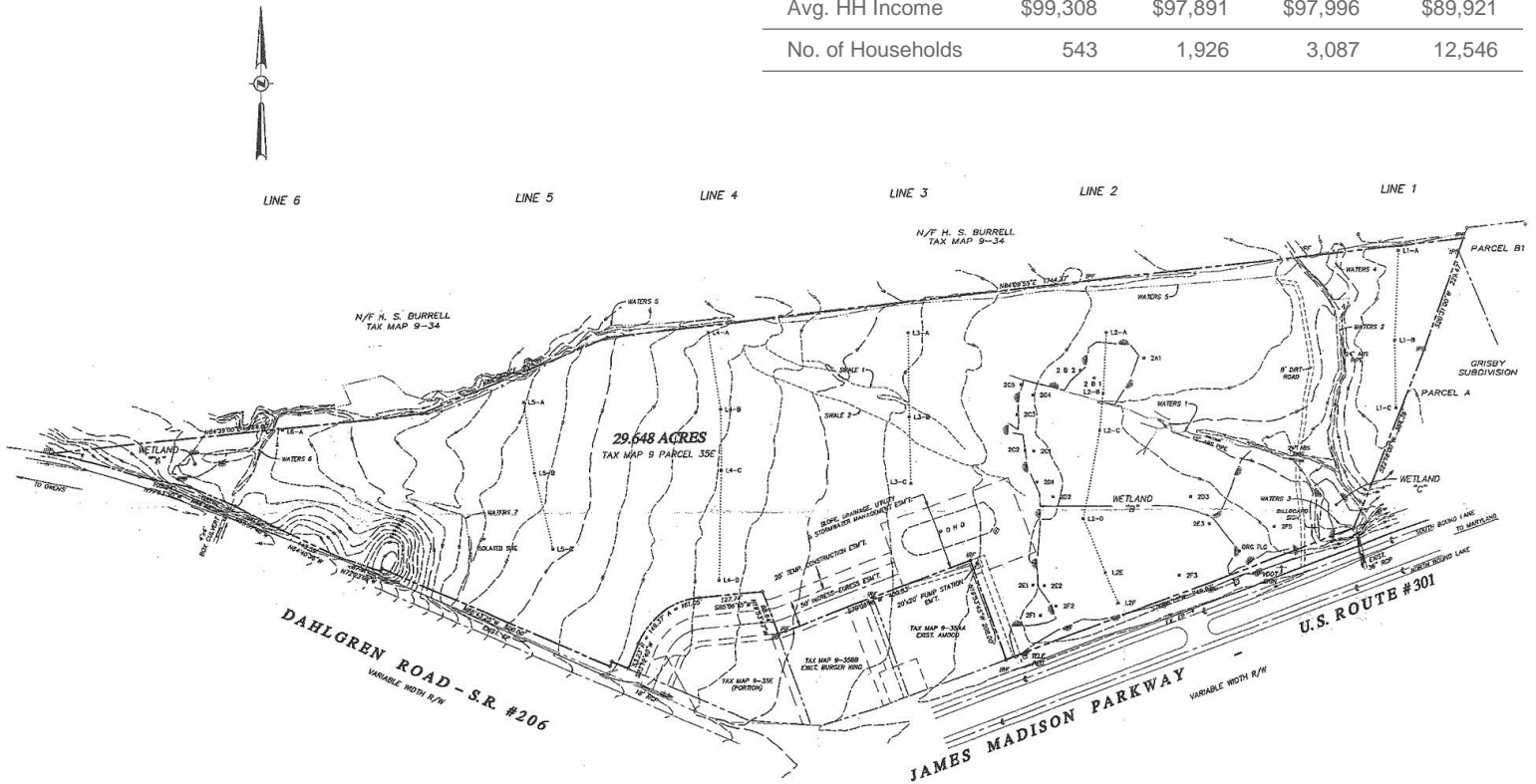
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SITE PLAN

Demographics - 2016

	1 Mile	3 Miles	5 Miles	10 Miles
Population	1,367	5,258	8,362	32,9165
Avg. HH Income	\$99,308	\$97,891	\$97,996	\$89,921
No. of Households	543	1,926	3,087	12,546



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