## CUSHMAN & THALHIMER

## FOR SALE 18305 Kings Highway

Montross, VA 22520



#### For more information, contact:

#### WILSON GREENLAW, CCIM Vice President 540 322 4156

wilson.greenlaw@thalhimer.com

#### BERKLEY MITCHELL Vice President 540 322 4144

540 322 4144 berkley.mitchell@thalhimer.com

### **Property Features**

- 20 acres of land located just outside of Montross, VA in Westmoreland County Industrial Park
- Divisible to any size
- Zoned Heavy Industrial with many allowable uses
- Heavy power, water and sewer are available. No natural gas.
- +/- 1,800 SF of Frontage
- Located in an Enterprise Zone. Incentives available.

Specifications	
Total Size	20.1 AC
Asking Price	\$50,000 per acre
Zoning	Commercial / Industrial
Tax Map #	35 101
Utilities	Available; no natural gas

Demographics			
	1 Mile	3 Miles	5 Miles
Population	175	1,399	3,513
No. of Households	71	582	1,435
Avg. HH Income	\$92,361	\$89,913	\$82,300
Daytime Population	543	1,781	2,025

Eagle Village 1125 Jefferson Davis Highway, Suite 350 Fredericksburg, VA 22401-8449 www.thalhimer.com

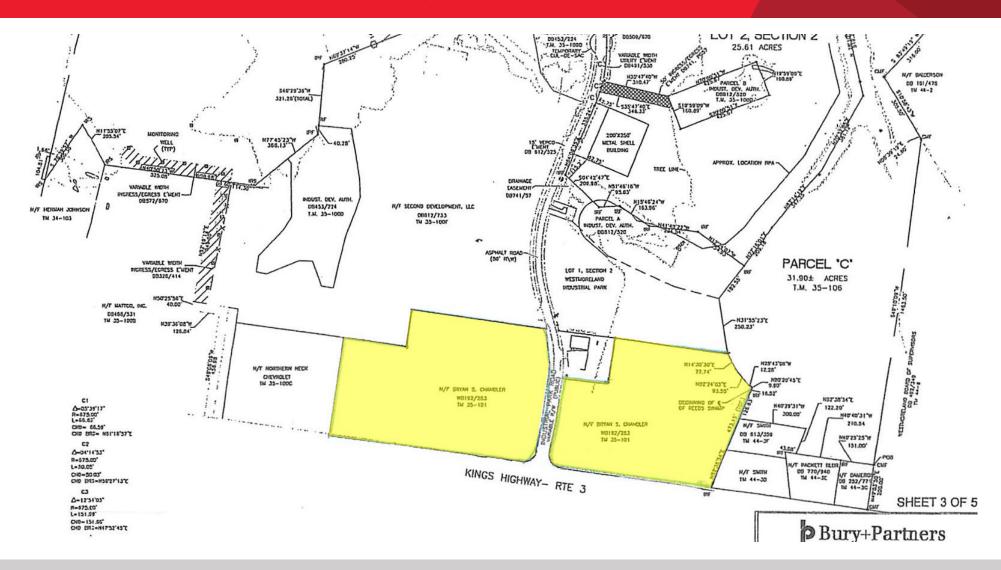
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