

KING GEORGE GATEWAY

16375-16477 Merchant Lane, King George, VA 22485
King George County



JOIN

Walmart  **petco** 

T.J. maxx **five BELOW**

FIVE GUYS
BURGERS and FRIES



RETAIL FOR LEASE

- Serving the Northern Neck are including the Dahlgren Naval Surface Warfare Center with over 11,000 daytime employees.
- Home to the new 42,000 SF Dahlgren Educational & Research Center operated by University of Mary Washington.
- Prominently located between Southern Maryland, Fredericksburg and Richmond at the entrance to the Northern Neck of Virginia.
- 70% of customers come from a 30 mile radius.

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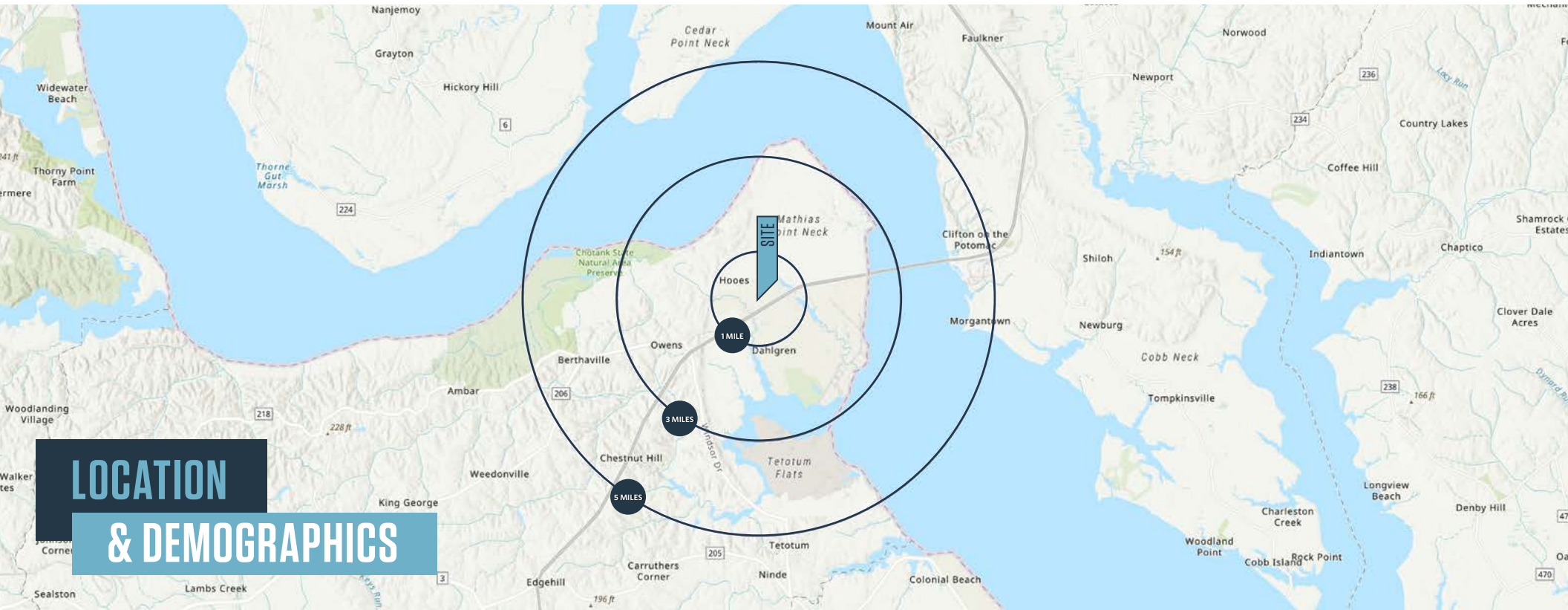
klnb

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

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LOCATION & DEMOGRAPHICS

TRAFFIC COUNTS | 2023

James Madison Pkwy

20,041 ADT

1-MILE

3-MILES

5-MILES



Population
2,163

5,394

8,271



Households
767

2,028

3,098



Daytime Population
5,285

10,828

12,697



Average Household Income
\$135,530

\$127,427

\$131,588

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MARKET AERIAL



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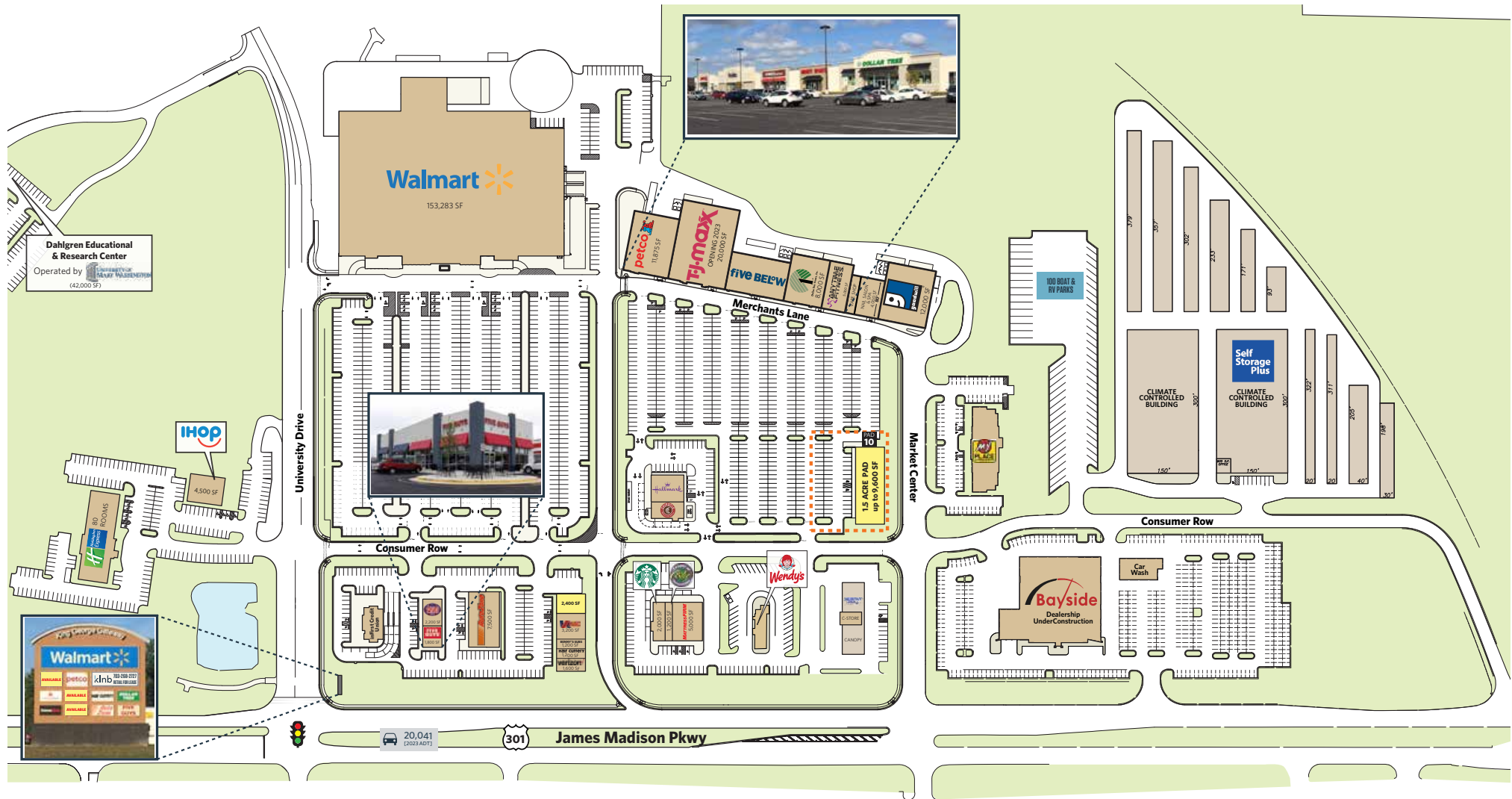
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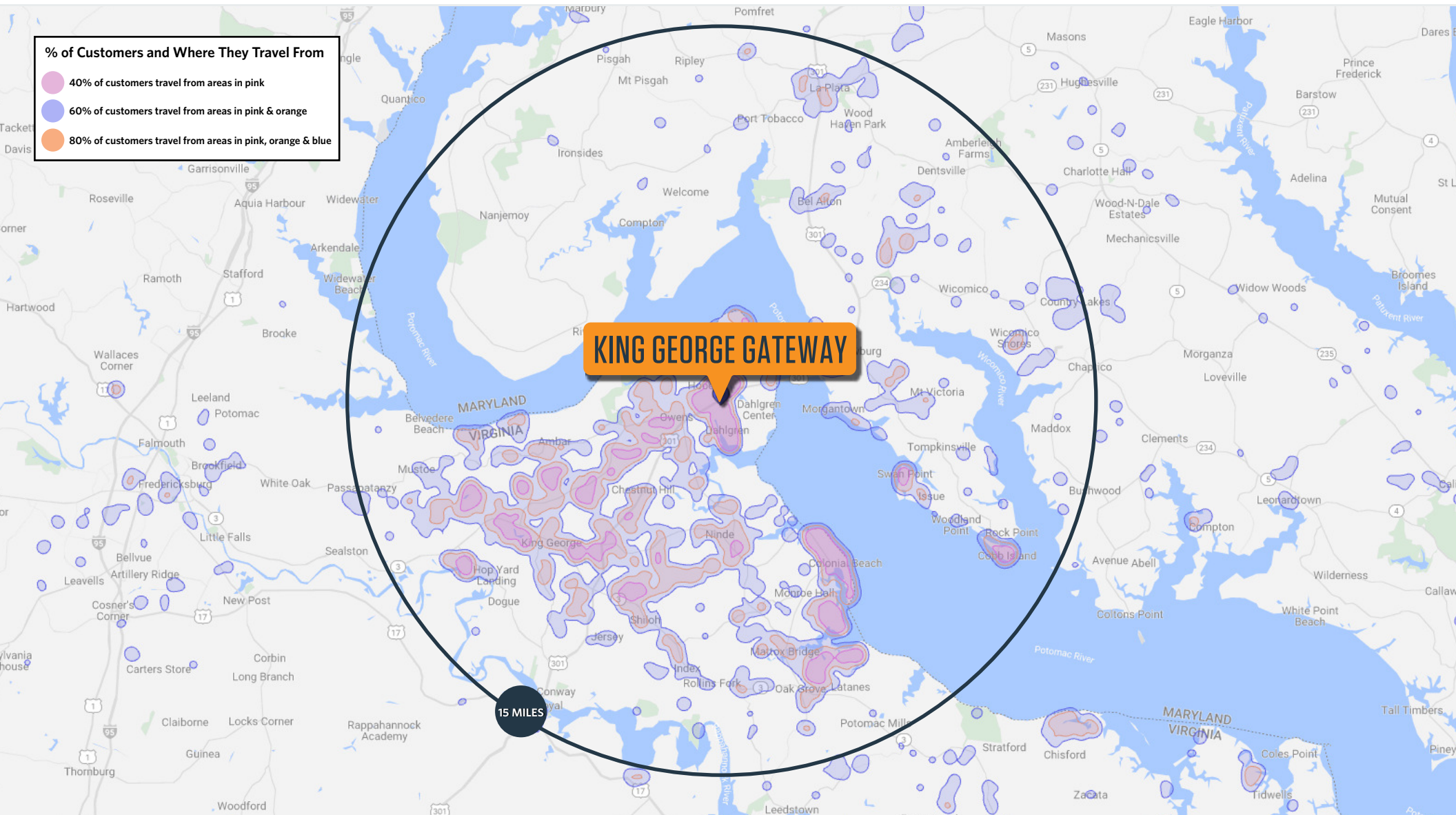
SITE PLAN



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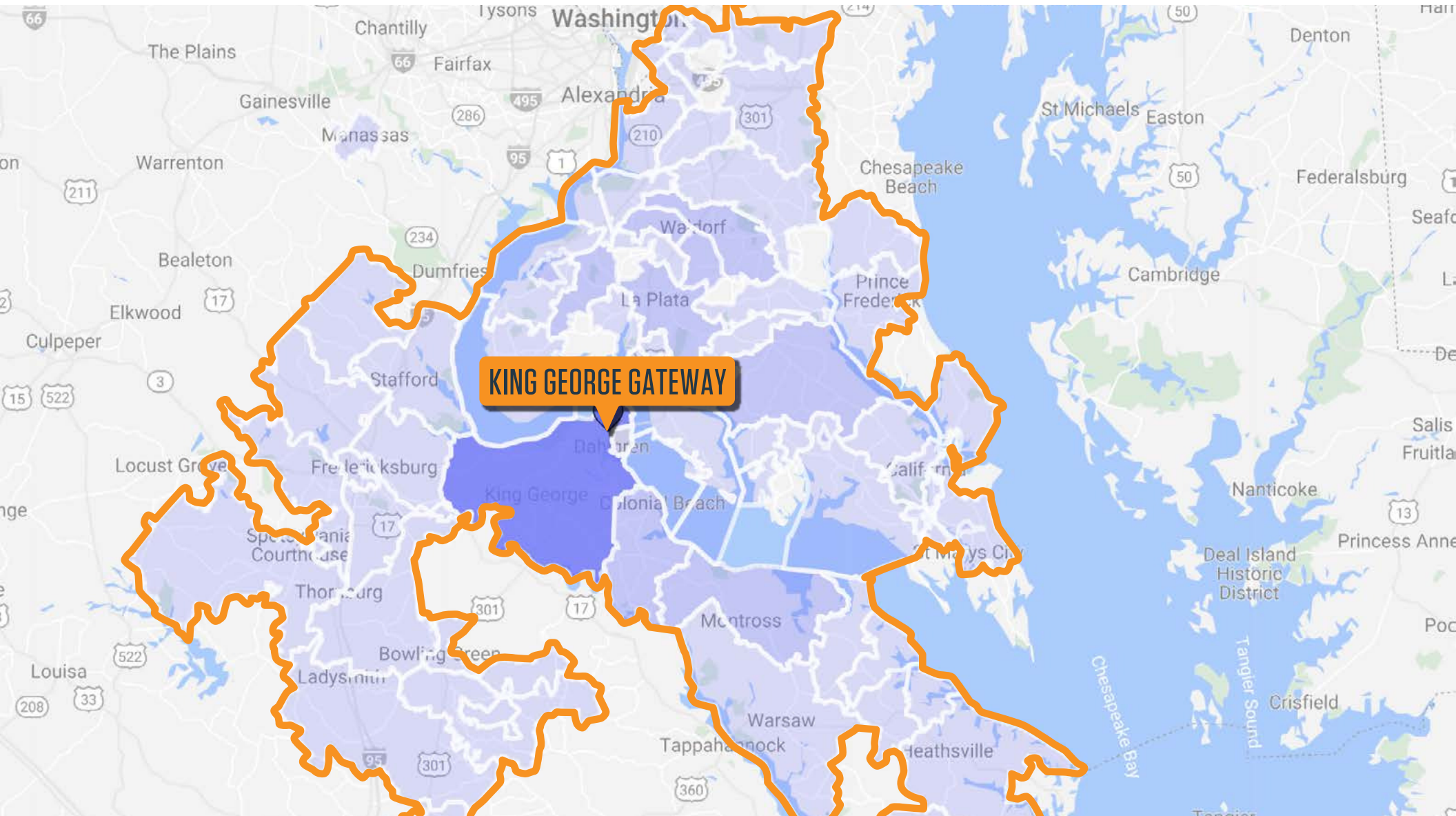
CUSTOMER MAP



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CUSTOMERS BY ZIPCODE



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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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