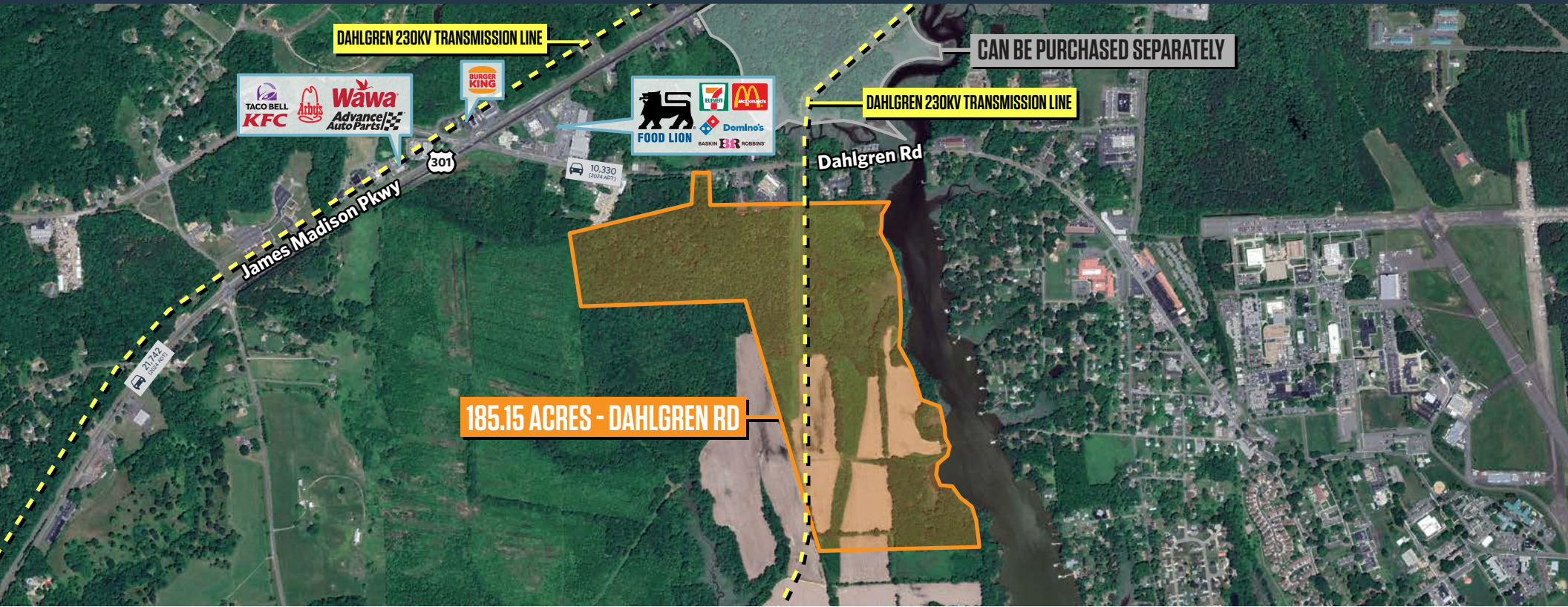




NEARBY RETAILERS



RETAIL FOR LEASE

- 185.15 Acres
- Zoned A-1

DALLON CHENEY

dcheney@klnb.com | 703-268-2703

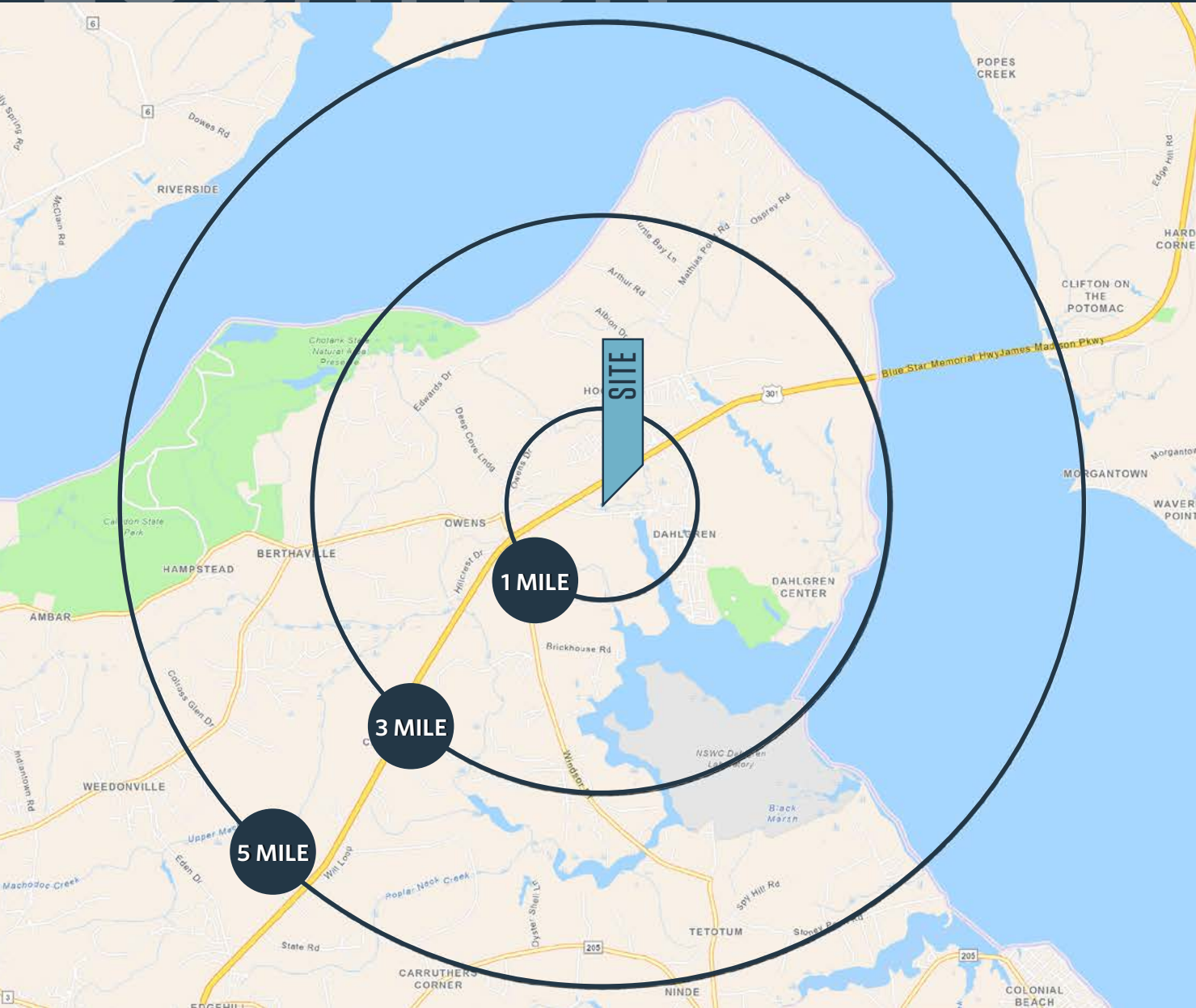
CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

LOCATION

DAHLGREN RD

DAHLGREN, VA 22485, KING GEORGE COUNTY



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
1,814	5,351	7,961
Daytime Population		
6,387	7,944	8,358
Households		
752	2,021	3,002
Average HH Income		
\$129,232	\$125,892	\$128,008

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

James Madison Pkwy	22,624 ADT
Dahlgren Rd	10,330 ADT

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DAHLGREN RD

DAHLGREN, VA 22485, KING GEORGE COUNTY

Dahlgren

King George County | Virginia

klnb

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

KING GEORGE GATEWAY



DAHLGREN 230KV TRANSMISSION LINE

James Madison Pkwy

22,964
(2024 ADT)

SHEETZ

Chick-fil-A



CAN BE PURCHASED SEPARATELY

Dahlgren Rd

NAVAL SUPPORT
FACILITY DAHLGREN

185.15 ACRES - DAHLGREN RD

DAHLGREN 230KV TRANSMISSION LINE

James Madison Pkwy

301

16,038
(2024 ADT)

10,330
(2024 ADT)



SCALE
0 1/2 Mile 1 Mile

DALLON CHENEY

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CLOSE UP

DAHLGREN RD

DAHLGREN, VA 22485, KING GEORGE COUNTY



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DAHLGREN RD

DAHLGREN, VA 22485, KING GEORGE COUNTY

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CLICK TO VIEW PROPERTY WEBSITE

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