



## NEARBY RETAILERS



## LAND FOR SALE

- 79.31 Acres
- Zoned C-2

DALLON CHENEY

dcheney@klnb.com | 703-268-2703

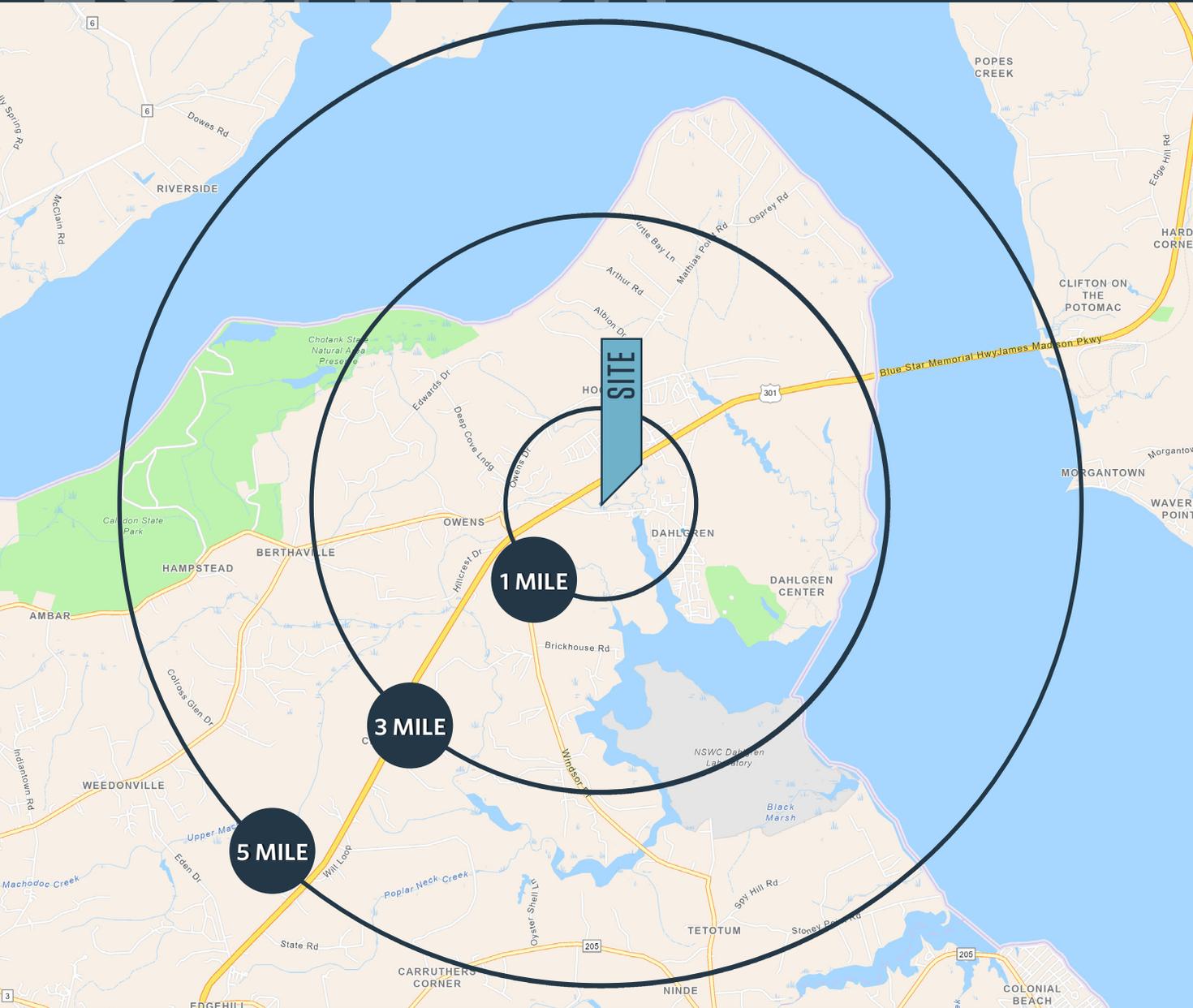
CRAIG CHENEY

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# LOCATION

# JAMES MADISON PKWY

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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# MARKET

# JAMES MADISON PKWY

DAHLGREN, VA 22485, KING GEORGE COUNTY

Dahlgren  
King George County | Virginia

## klInb

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

Walmart  
five BELOW  
T.J. MAXX  
ANYTIME FITNESS  
DOLLAR TREE  
petco  
FIVE GUYS  
CHIPOTLE

SHEETZ

Chick-fil-A

FOOD LION  
7 ELEVEN  
McDonald's  
Domino's

TACO BELL  
KFC  
Wawa  
Advance Auto Parts

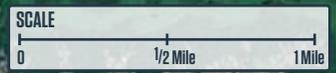
BURGER KING

79.31 ACRES - JAMES MADISON PKWY

185.15 ACRES - CAN BE PURCHASED SEPARATELY

DAHLGREN 230KV TRANSMISSION LINE

NAVAL SUPPORT FACILITY DAHLGREN



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# klInb

# CLOSE UP

# JAMES MADISON PKWY

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# JAMES MADISON PKWY

DAHLGREN, VA 22485, KING GEORGE COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

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## klnb.com



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