



FOR SALE

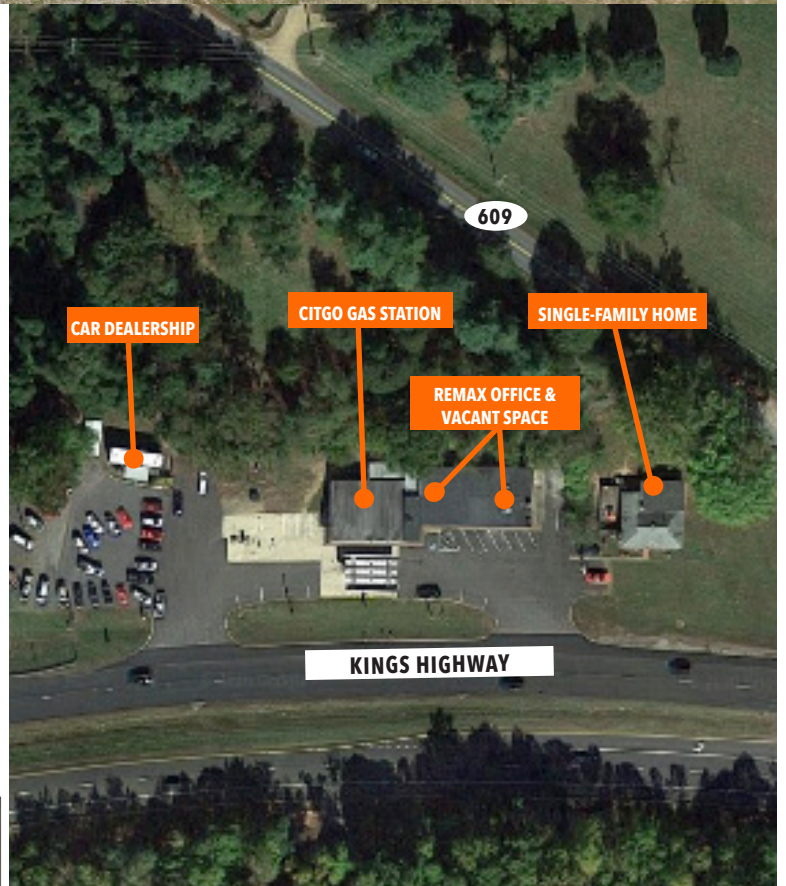
CONVENIENCE STORE ANCHORED RETAIL CENTER



7195 KINGS HIGHWAY, KING GEORGE, VA 22485

HIGHLIGHTS

- Retail center anchored by RE/MAX and an auto lot also includes 1,554 single family home 2,500 SF C-Store is available for lease
- Perfect opportunity for an owner/operator
- Highly visible location on North side of Route 3
- Formerly a popular supermarket
- Gross monthly income is over \$8000
- 15 miles East of Fredericksburg
- Anticipated bridge completion date of 2022 will increase vehicle count from 17,000 to 59,000 VPD



Eric Sutter
804-539-9620
eric.sutter@svn.com



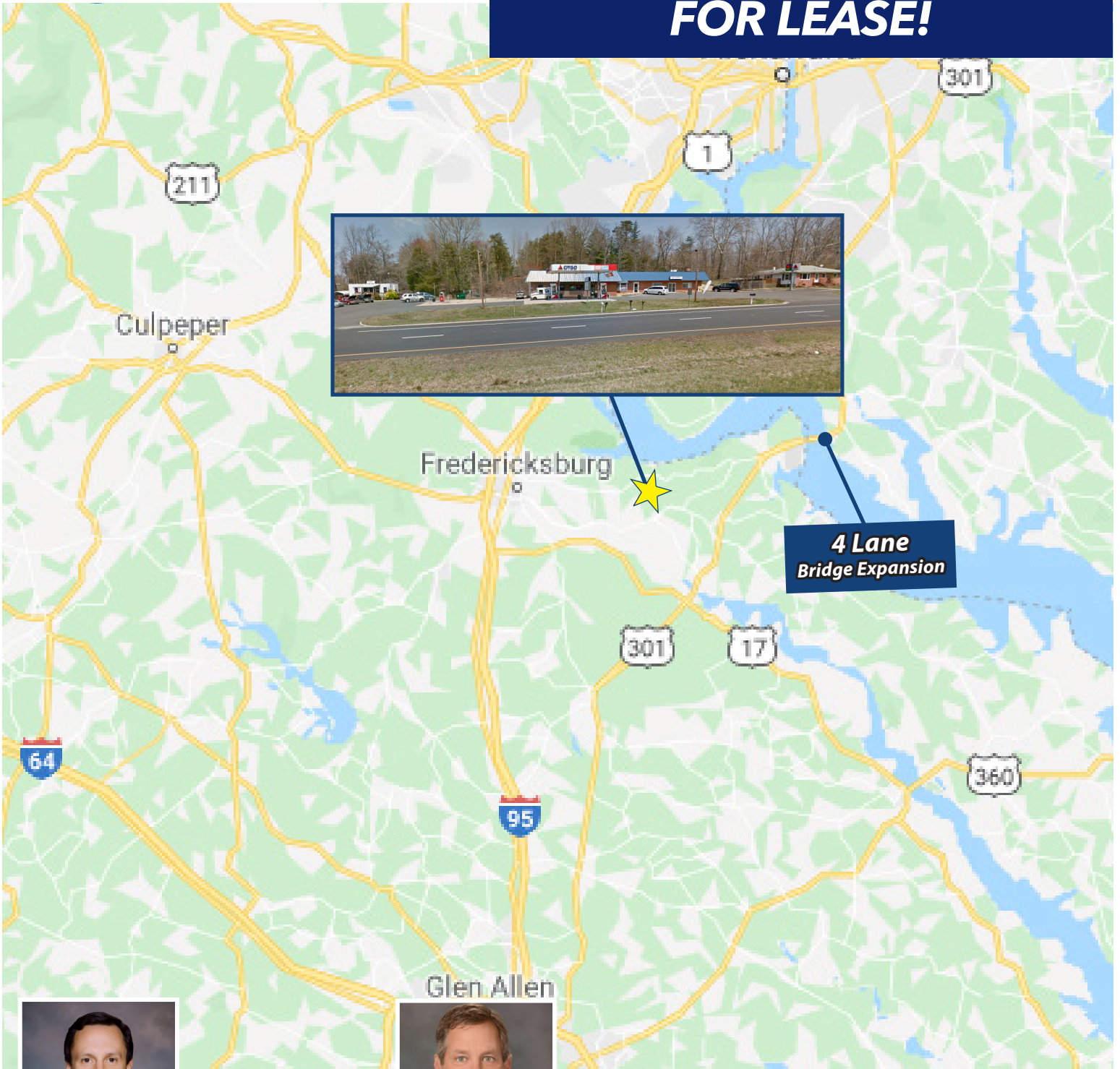
Phillip Baxter
540-847-2385
phillip.baxter@svn.com

svnmotleys.com



FOR SALE

**CONVENIENCE STORE
AVAILABLE NOW
FOR LEASE!**



**4 Lane
Bridge Expansion**



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