



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR SALE

1,198 SF OFFICE/RETAIL BUILDING FOR SALE IN TOWN OF KING GEORGE

\$200,000

9428 Kings Highway
King George, VA 22485

AVAILABLE SPACE
1,198 SF

FEATURES

- 1,198 sf Office/Retail Building for Sale in town of King George
- Former Bank Building (Built in 1900)
- Excellent space for Law Office
- Three offices, a restroom, and one Conference Room
- Bank vault can be used for document storage
- Site is across from the King George Courthouse
- Great Kings Highway visibility

AREA

1,198 sf Office/Retail Building for sale in town of King George



OFFICE

Donny Self, CCIM
540 842 6202
dself@cbcommercial.com

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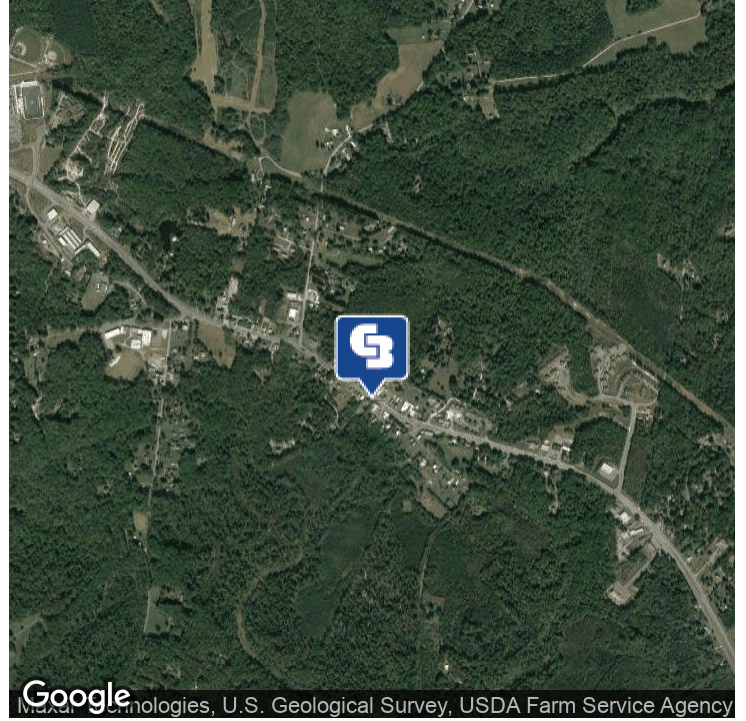
1201 Central Park Boulevard, Fredericksburg, VA 22401
540.786.1402



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OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	0.07 Acres
Year Built:	1900
Building Size:	1,198 SF
Zoning:	C-2
Price / SF:	\$166.94

PROPERTY OVERVIEW

1,198 sf Office/Retail Building for sale in town of King George

PROPERTY HIGHLIGHTS

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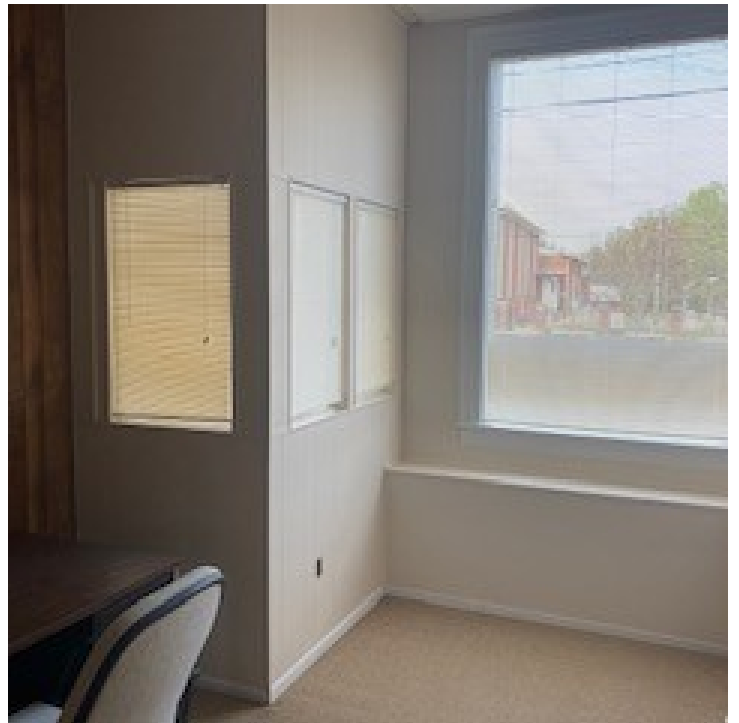




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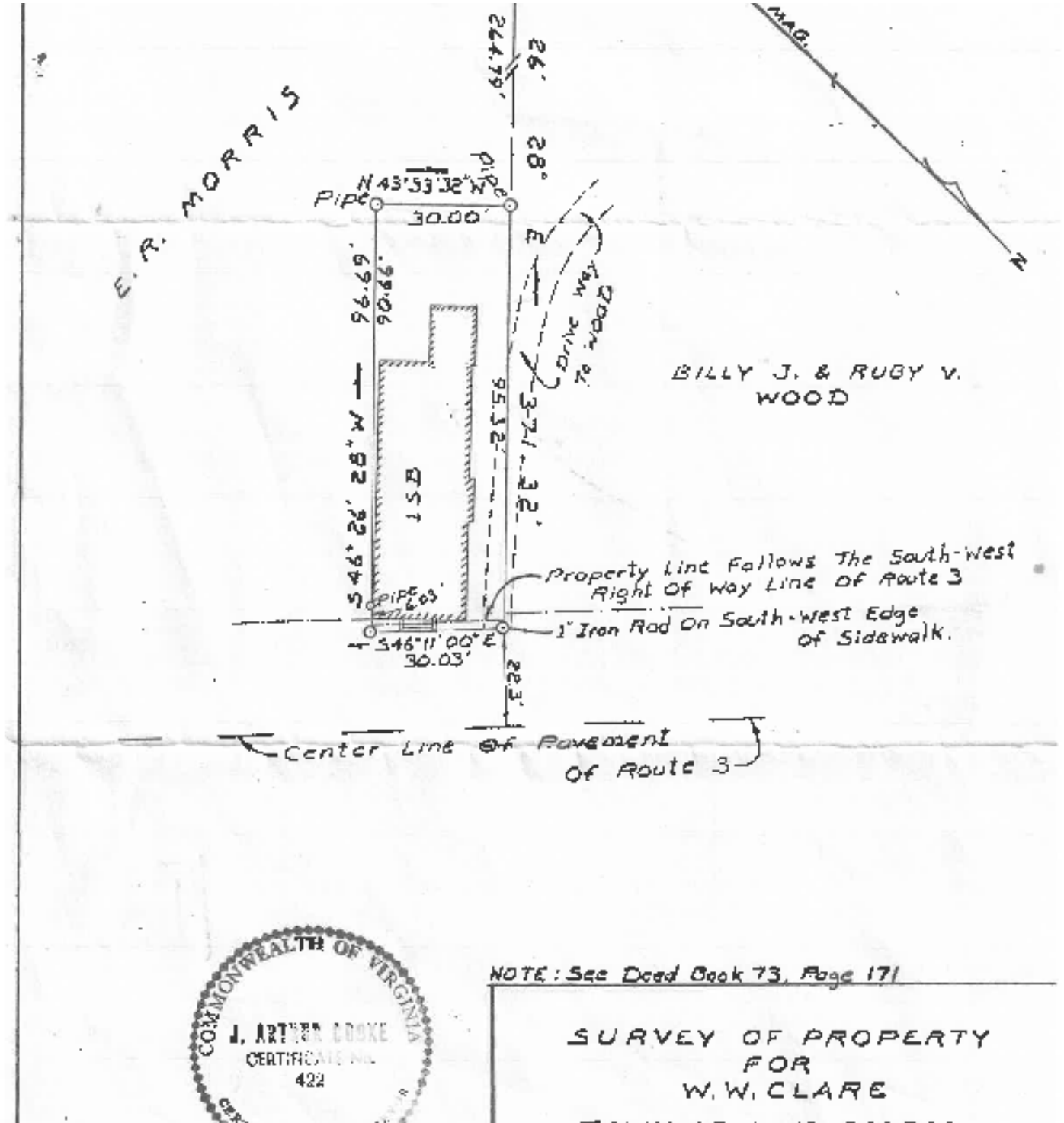
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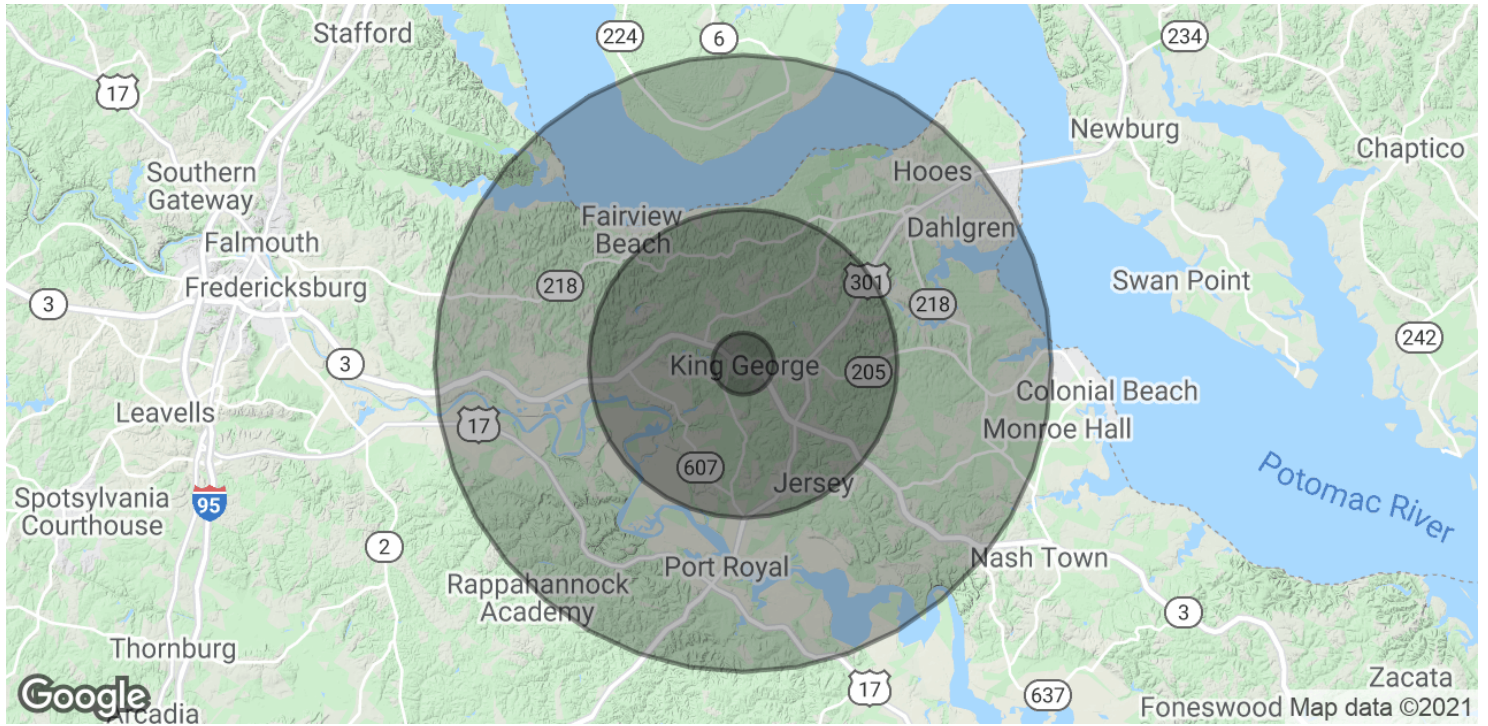
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	374	9,527	26,916
Average age	36.5	36.9	37.3
Average age (Male)	36.6	36.8	37.0
Average age (Female)	36.4	36.9	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	138	3,497	9,768
# of persons per HH	2.7	2.7	2.8
Average HH income	\$90,464	\$90,101	\$87,917
Average house value	\$348,769	\$341,122	\$337,259

* Demographic data derived from 2010 US Census

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