

5079 James Madison Parkway, King George, VA 22485

OFFERED
FOR SALE
\$499,900

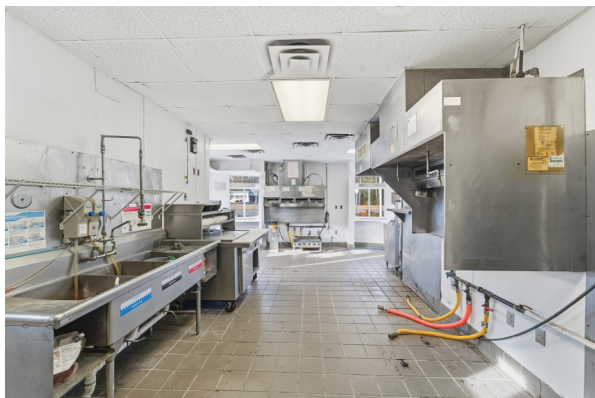


Beautiful turn-key 2nd Generation Drive-Thru restaurant located on 4 lane US Highway 301 (James Madison Pkwy) with a traffic count of over 14,000 per day. Only a short distance from the new Nice/Middleton Bridge connecting Virginia and Maryland. All kitchen appliances convey. Plenty of parking and outdoor seating.

FOR SALE

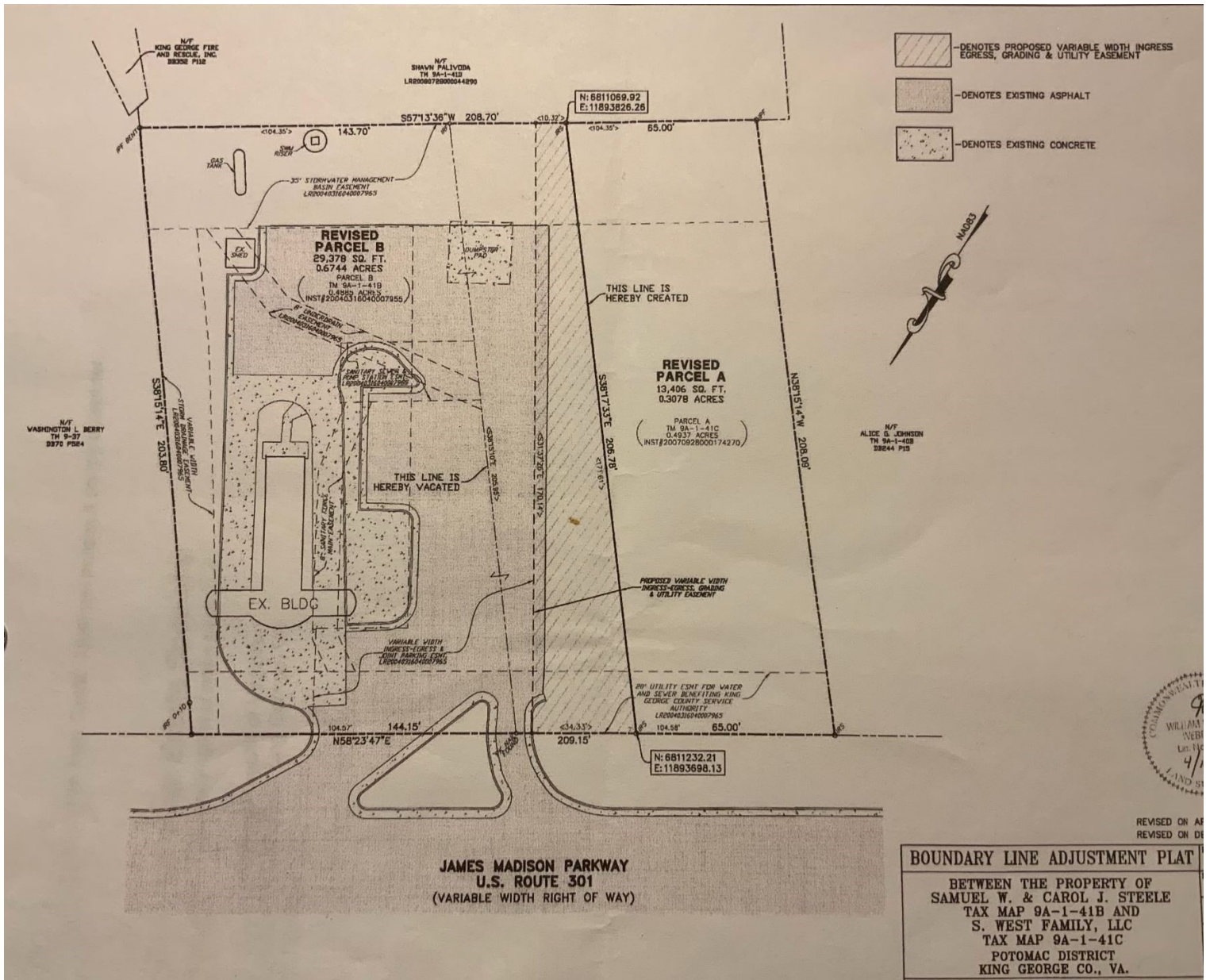
2nd Generation Restaurant - 760 +/- SF

Highlights



- ♦ Traffic Count Over 14,000 cars per day
- ♦ 2nd Generation Drive-Thru Restaurant
- ♦ Remaining 10 year roof warranty
- ♦ Double sided drive-thru windows
- ♦ Ample parking
- ♦ Walk-in cooler and freezer
- ♦ Air Conditioning
- ♦ 2 Walk up Windows
- ♦ Outdoor Seating (Tables Convey)
- ♦ Plenty of parking
- ♦ .6477 AC
- ♦ Storage Space
- ♦ Indoor Office Space and bathroom
- ♦ 2 Outdoor Bathrooms
- ♦ Freeway Visibility
- ♦ Motivated Seller
- ♦ Signage

Site Plan



Median Household Income : \$80,000—\$90,000

Population (County) : 27,900

Median Age : 37.1 Years

Housing : Median Home Value is \$380,500



Disclaimer: Turtle Town

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Contact:

Please Contact if interested and want to schedule a tour!

Tours are by appointment only.

Contact:

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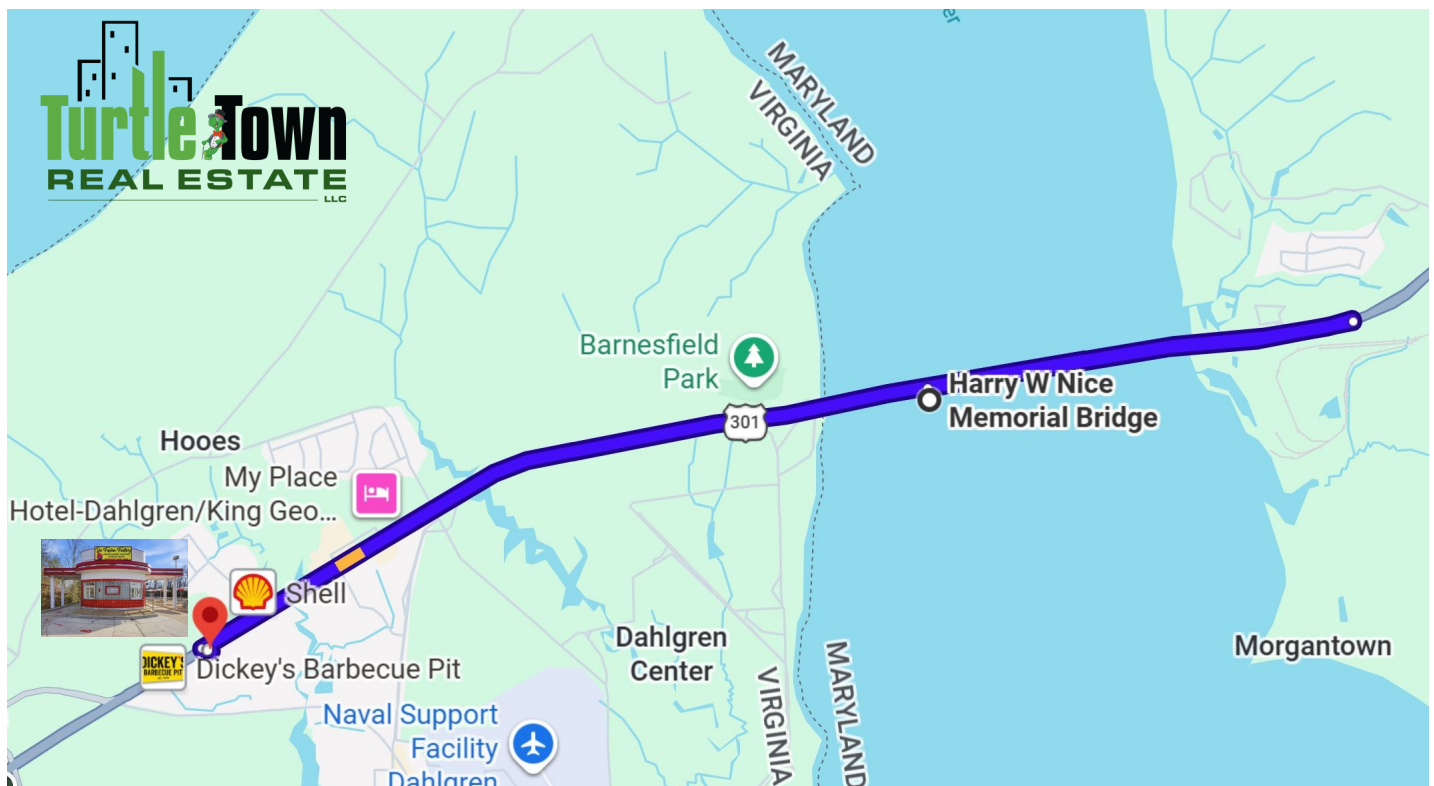
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