

CORNER ON BULL HILL

9300 FOUNTAIN DR
PRINCE GEORGE, VA

WINMARADVISORY.COM



GOOGLE MAP VIEW

Phase 2
27.1 ACRES

Phase 1
4.8 ACRES
\$100-\$135,000 / AC

Fuel
Operator

Diesel
Station



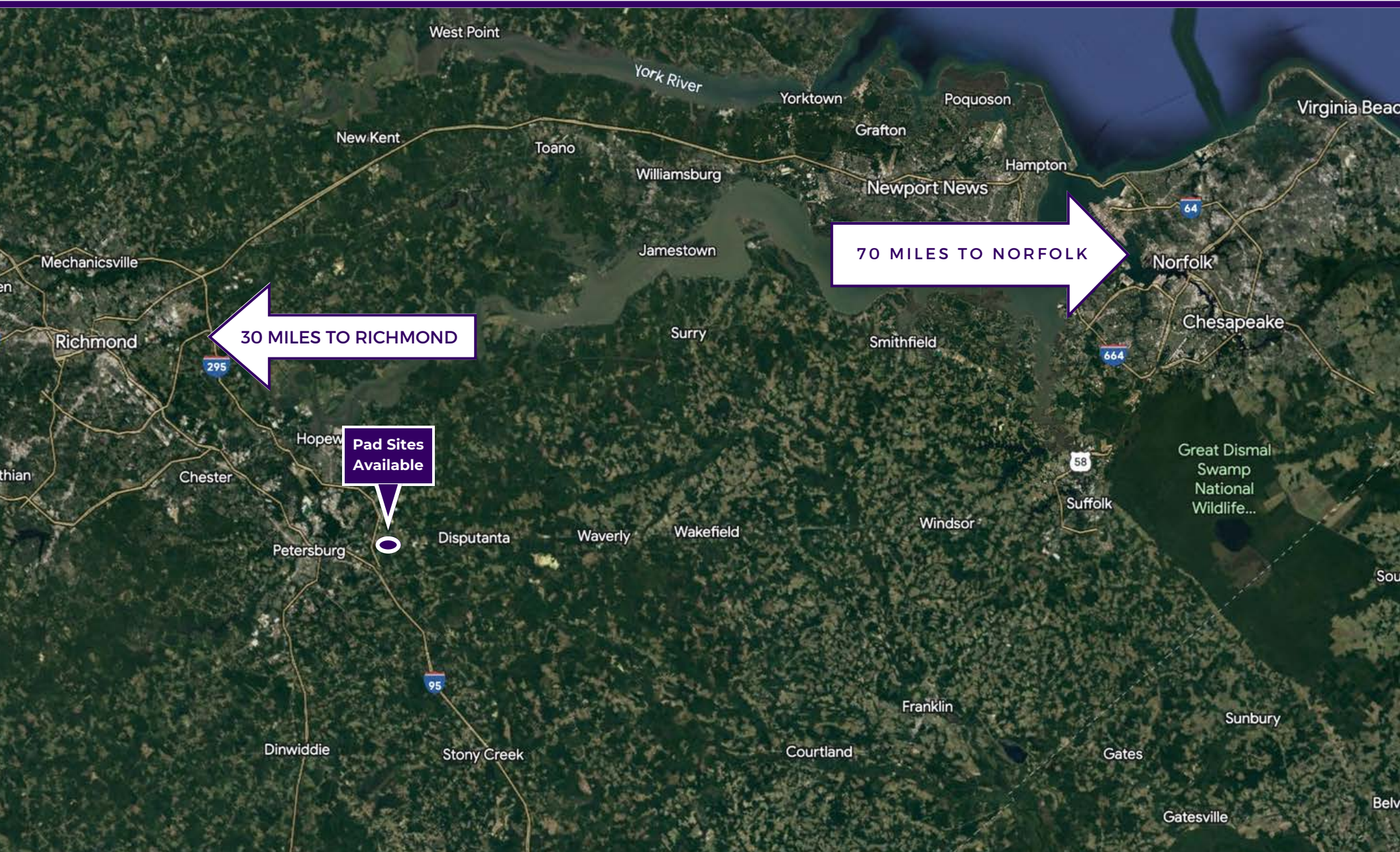
SHEETZ
Coming Soon



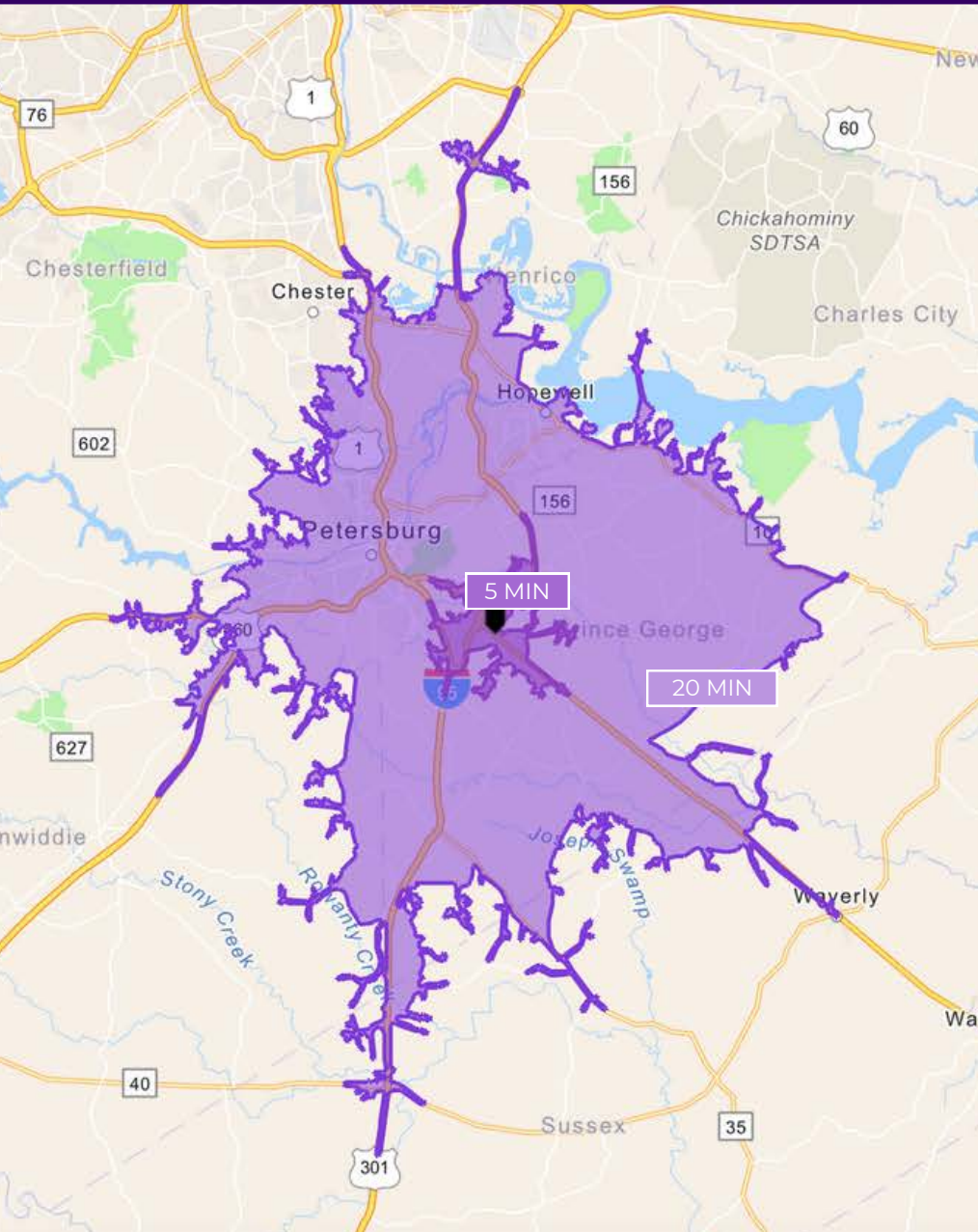
A E R I A L



A E R I A L



DEMOGRAPHICS



POPULATION & INCOME

	5 Minute Drive	20 Minute Drive
2023 Population	3,487	163,396
Households	1,385	60,920
Average HH Income	\$85,813	\$82,819
Median Age	40.2	37.7

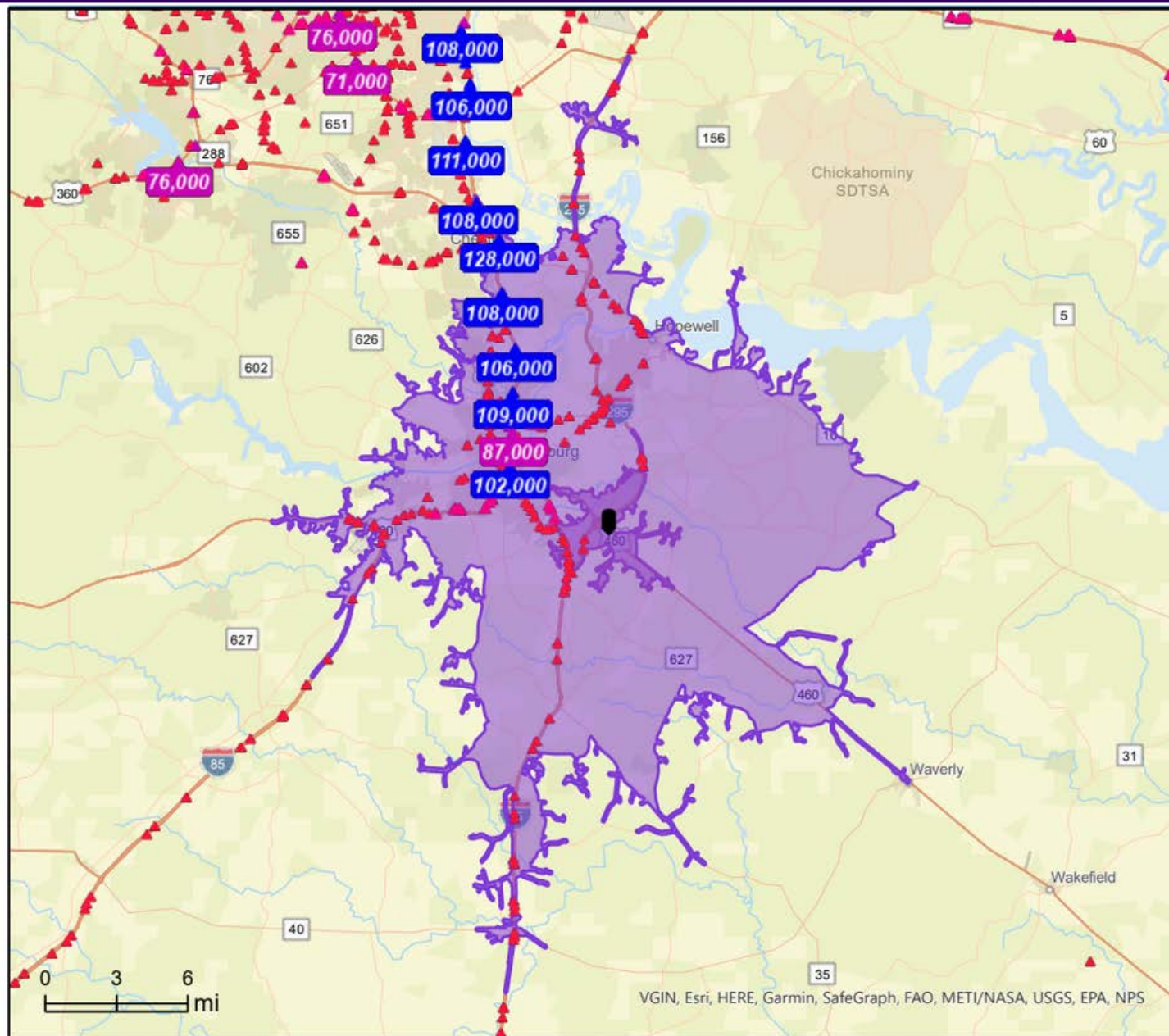
Spending



Employment



TRAFFIC OVERVIEW



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

