

# FOR SALE

## GREAT INVESTMENT OPPORTUNITY ON 6± AC



### ROUTE 3 AND ROUTE 301 / SHILOH CROSSING, KING GEORGE, VA 22485

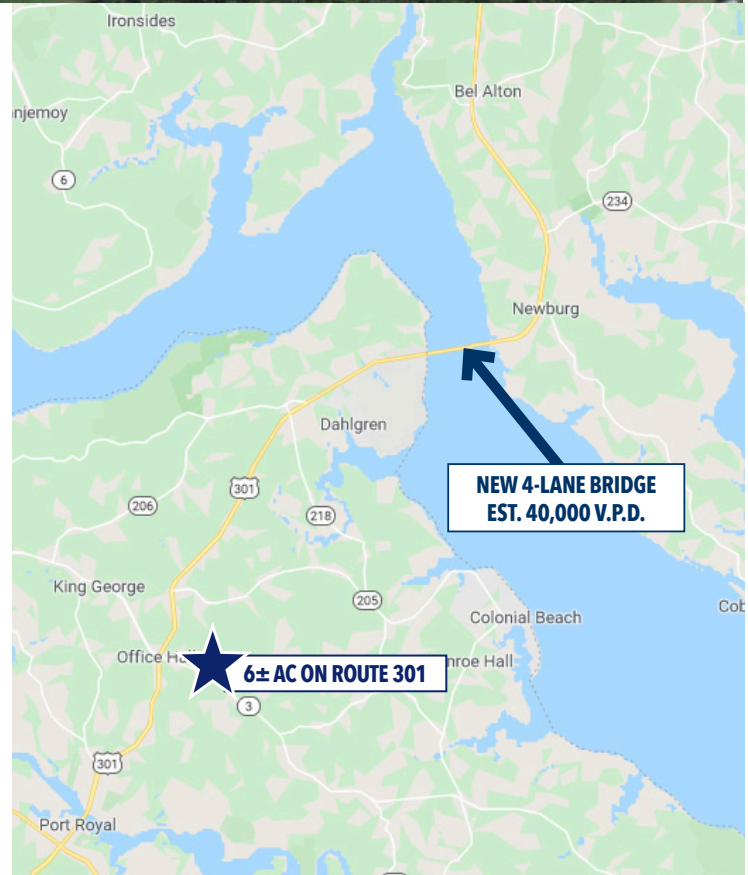
**\$1,500,000**

#### HIGHLIGHTS

- Located at the intersection of two main highways Route 3 & Route 301
- Adjacent to CVS, Sheetz and Tractor Supply
- New bridge will double VPD
- High average income and high education levels
- Close proximity to the Naval Surface Warfare Center with over 6,000 employees
- Water and sewer available

#### LEARN MORE

Nice/Middleton Bridge Project:  
[https://mdta.maryland.gov/Capital\\_Projects/  
NewNiceBridgeProject/Home](https://mdta.maryland.gov/Capital_Projects/NewNiceBridgeProject/Home)



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