

FOR GROUND LEASE

FORMER BANK OUTPARCEL WITH DRIVE-THRU

5206-5340 George Washington Memorial Highway | Grafton, VA 23692



S.L. NUSBAUM
REALTY CO.



HIGHLY VISIBLE OUTPARCEL WITH DIRECT INGRESS/EGRESS

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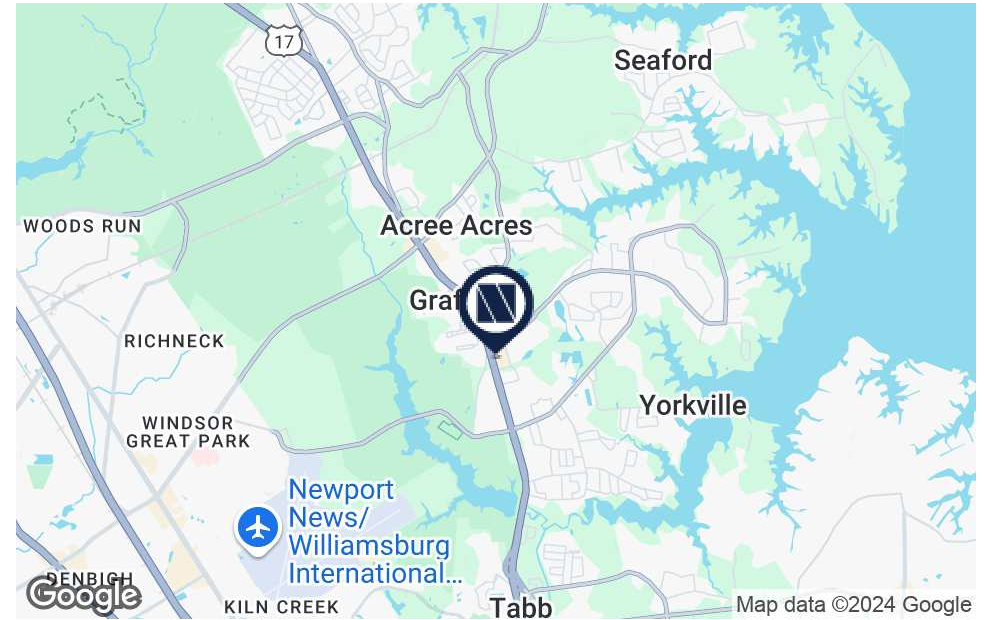
EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agent
Available SF:	2,854 SF
Lot Size:	0.76 AC
Build-To-Suit:	Contact Agent For Details

PROPERTY OVERVIEW

Discover this exceptional 2,854 SF former SunTrust with three-lane drive-thru, located on a busy stretch of George Washington Memorial Highway. This location boasts strong traffic volumes and this property benefits from a solid tenant mix with anchor tenants such as Food Lion, Roses Department Store and Goodwill, drive neighborhood traffic throughout the year.

PROPERTY HIGHLIGHTS

- 2,854 SF freestanding commercial space with drive-thru
- High visibility on heavily-traveled George Washington Memorial Highway
- Established tenant mix with major anchors ensuring steady customer flow
- Will consider a build-to-suit opportunity for a qualified tenant

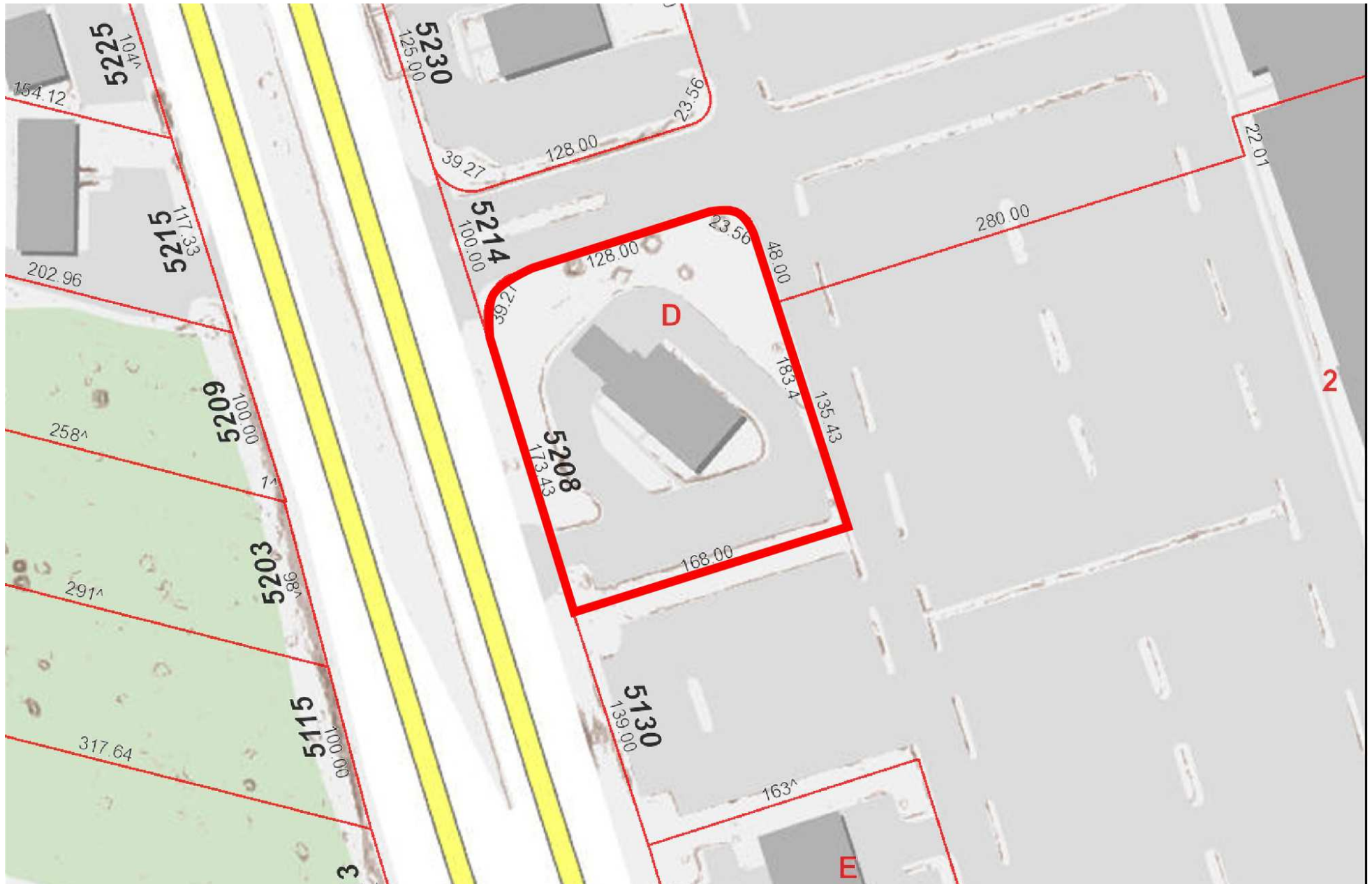
PARCEL BOUNDARIES

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,556	29,845	119,724
Average Age	39.9	41.6	37.5
Average Age (Male)			
Average Age (Female)			
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,667	11,511	46,369
# Of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$85,226	\$103,356	\$85,121
Average House Value	\$280,687	\$320,767	\$279,440

2020 American Community Survey (ACS)

CONTACT INFORMATION

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