

FOR LEASE

WASHINGTON SQUARE SHOPPING CENTER

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



S.L. NUSBAUM
REALTY CO.



BRODY TUCKER

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PROPERTY SUMMARY

WASHINGTON SQUARE SHOPPING CENTER

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



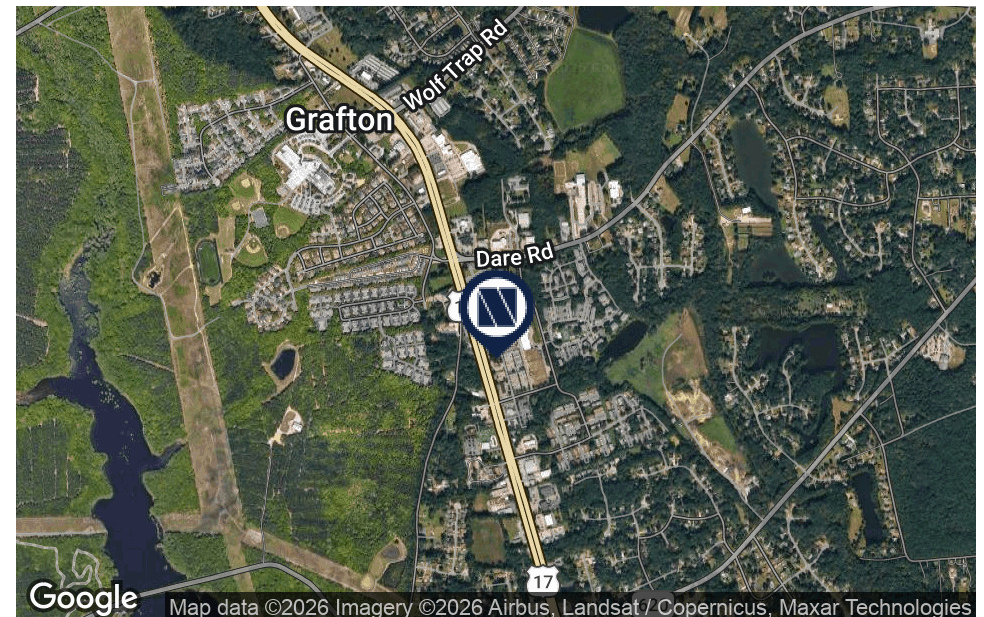
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PROPERTY DESCRIPTION

Washington Square offers high traffic volume, ample parking, and a diverse tenant mix, including strong anchor tenants such as Food Lion, Roses, and Goodwill.

SPACES	LEASE RATE	SPACE SIZE
Unit 3	Contact Agent	2,142 SF
Unit 104	Contact Agent	1,875 SF
Unit 111-112	Contact Agent	2,250 SF
Unit D	Contact Agent	750 SF
Parcel C2	Contact Agent	1,845 SF



SITE PLAN

WASHINGTON SQUARE SHOPPING CENTER

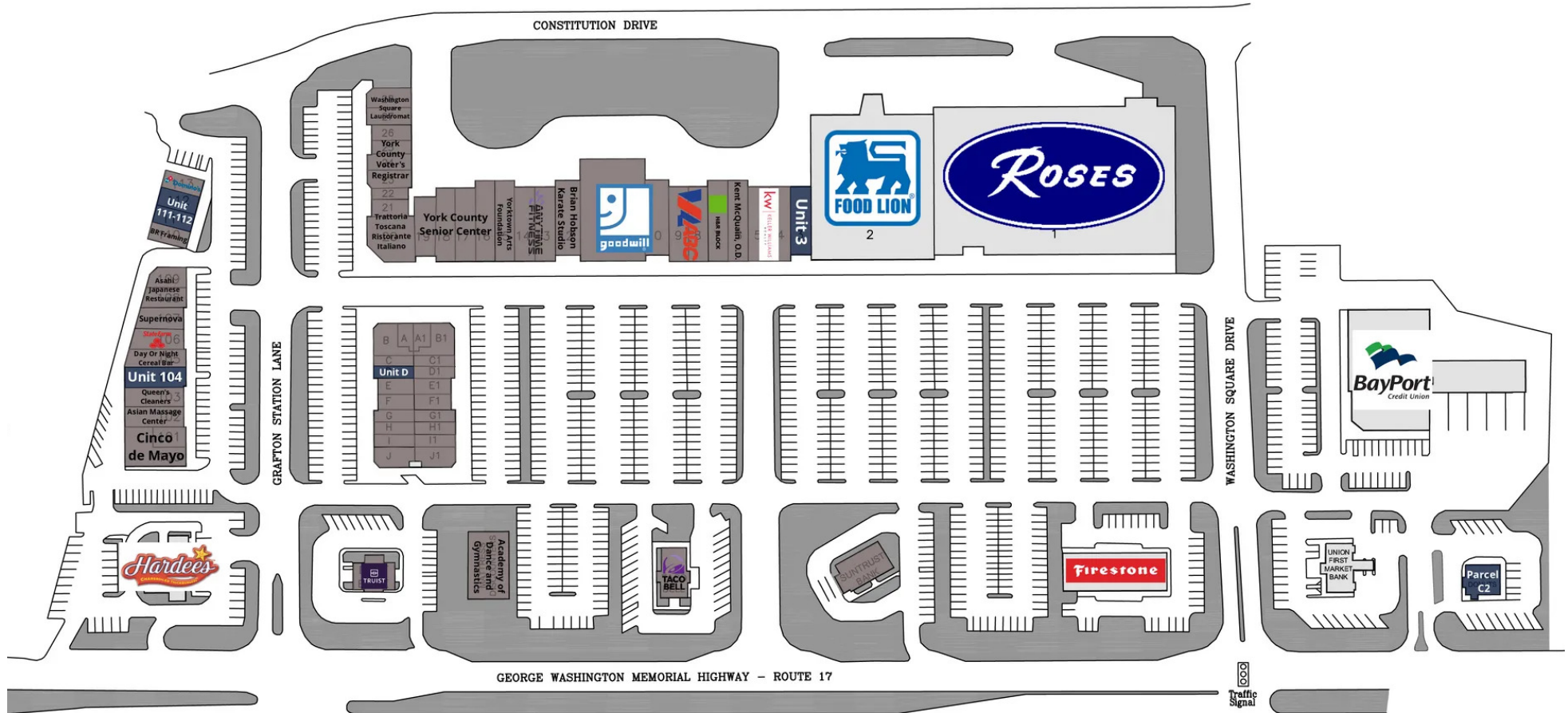
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WASHINGTON SQUARE SHOPPING CENTER

GRAFTON, VIRGINIA



LEGEND

- Available
- Unavailable

VACANCY OVERVIEW

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LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	750 - 2,250 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
■ Unit 3	Available	2,142 SF	NNN
■ Unit 104	Available	1,875 SF	NNN
■ Unit 111-112	Available	2,250 SF	NNN
■ Unit D	Available	750 SF	NNN
■ Parcel C2	Available	1,845 SF	Ground Lease

AREA RETAIL

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ADDITIONAL PHOTOS

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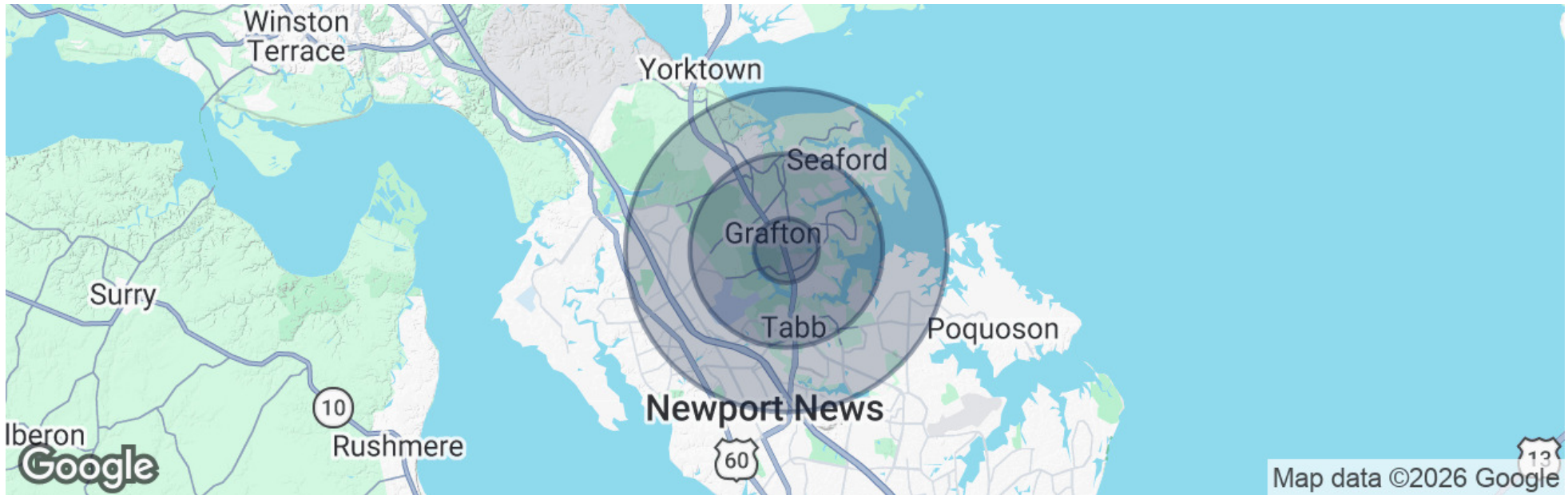
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,853	30,490	124,257
Average Age	38.4	43.3	38.2
Average Age (Male)	38.9	43.0	36.5
Average Age (Female)	38.4	44.3	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,821	11,851	50,004
# Of Persons Per HH	2.7	2.6	2.5
Average HH Income	\$130,813	\$129,094	\$111,619
Average House Value	\$386,944	\$389,355	\$360,884

2023 American Community Survey (ACS)

CONTACT INFORMATION

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