



S.L. NUSBAUM
REALTY CO.

FOR LEASE

WASHINGTON SQUARE SHOPPING CENTER



5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY
GRAFTON, VA 23692

PIERCE JACOBSON
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PROUD PARTNER
XTEAM
RETAIL ADVISORS



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PROPERTY SUMMARY

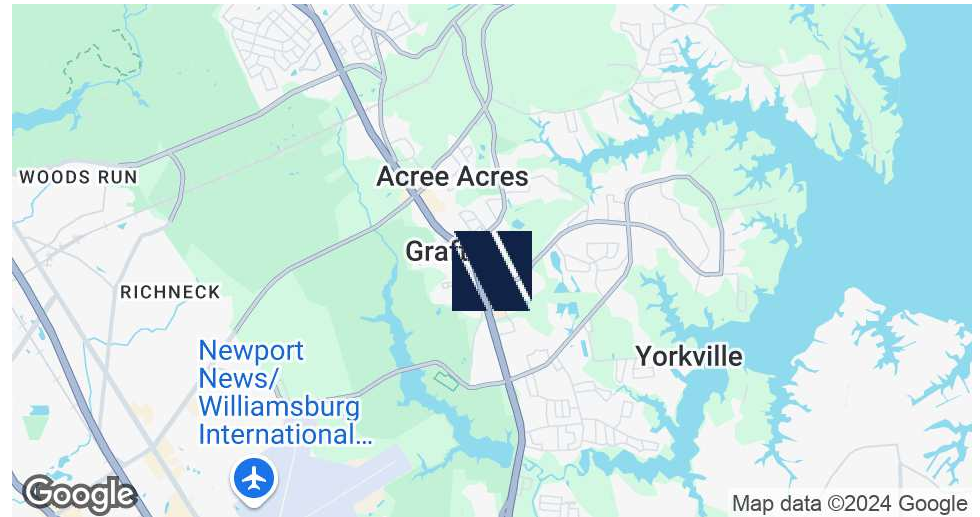
5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY
GRAFTON, VA 23692



PROPERTY DESCRIPTION

Strong traffic volume and existing tenant mix. Anchor tenants include: Food Lion, Roses Department Store and Goodwill.

SPACES	LEASE RATE	SPACE SIZE
Unit 104	Contact Agent	1,796 SF
Unit 105	Contact Agent	1,875 SF
Unit E	Contact Agent	920 SF
Unit E1	Contact Agent	920 SF
Parcel C2	Contact Agent	1,845 SF
Parcel D	Contact Agent	2,854 SF



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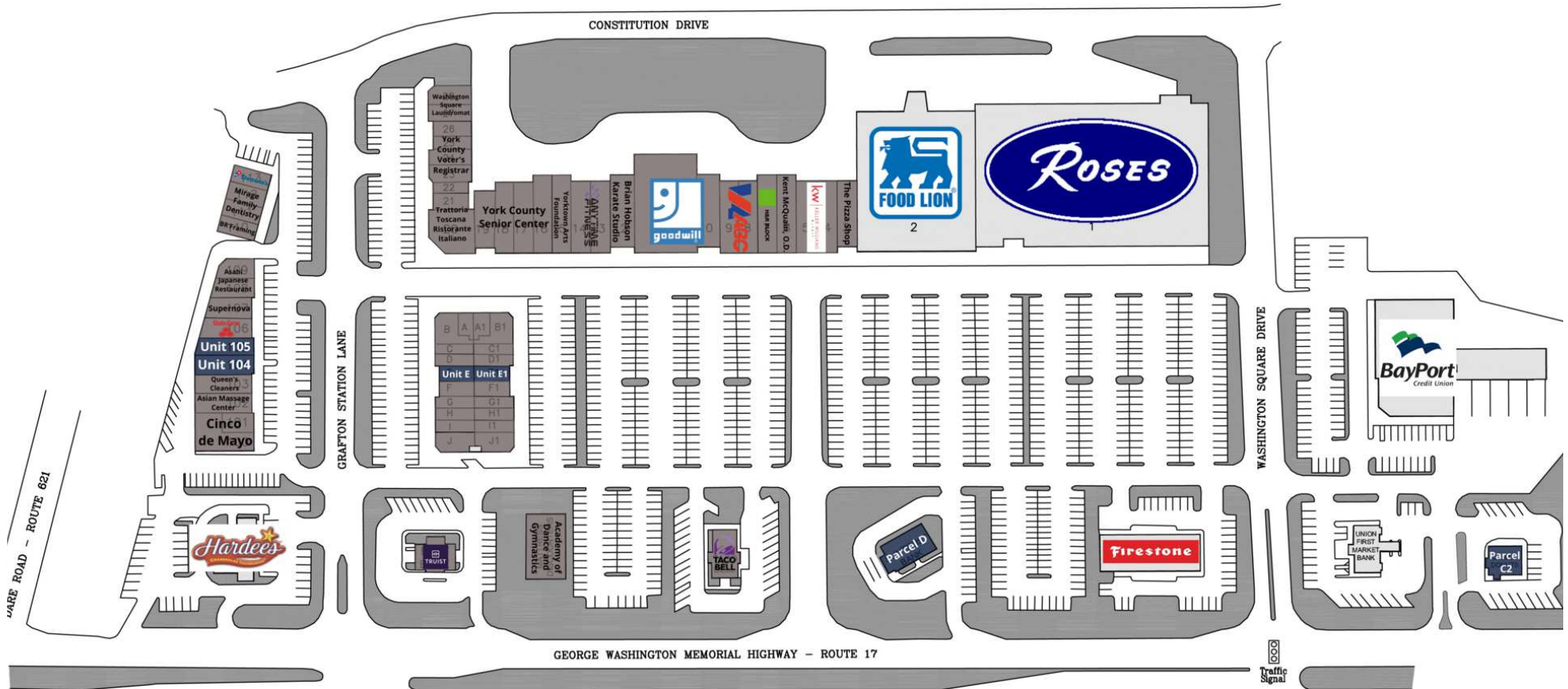




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SITE PLAN

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LEGEND

Available

Unavailable

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VACANCY OVERVIEW

5 2 0 6 - 5 3 4 0 GEORGE WASHINGTON MEMORIAL HIGHWAY
GRAFTON, VA 23692

LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	920 - 2,854 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
■ Unit 104	Available	1,796 SF	NNN
■ Unit 105	Available	1,875 SF	NNN
■ Unit E	Available	920 SF	NNN
■ Unit E1	Available	920 SF	NNN
■ Parcel C2	Available	1,845 SF	Ground Lease
■ Parcel D	Available	2,854 SF	Ground Lease

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AREA RETAIL

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Google

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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY
GRAFTON, VA 23692



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,556	29,845	119,724
Average Age	39.9	41.6	37.5
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

* Demographics derived from 2020 CoStar data

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