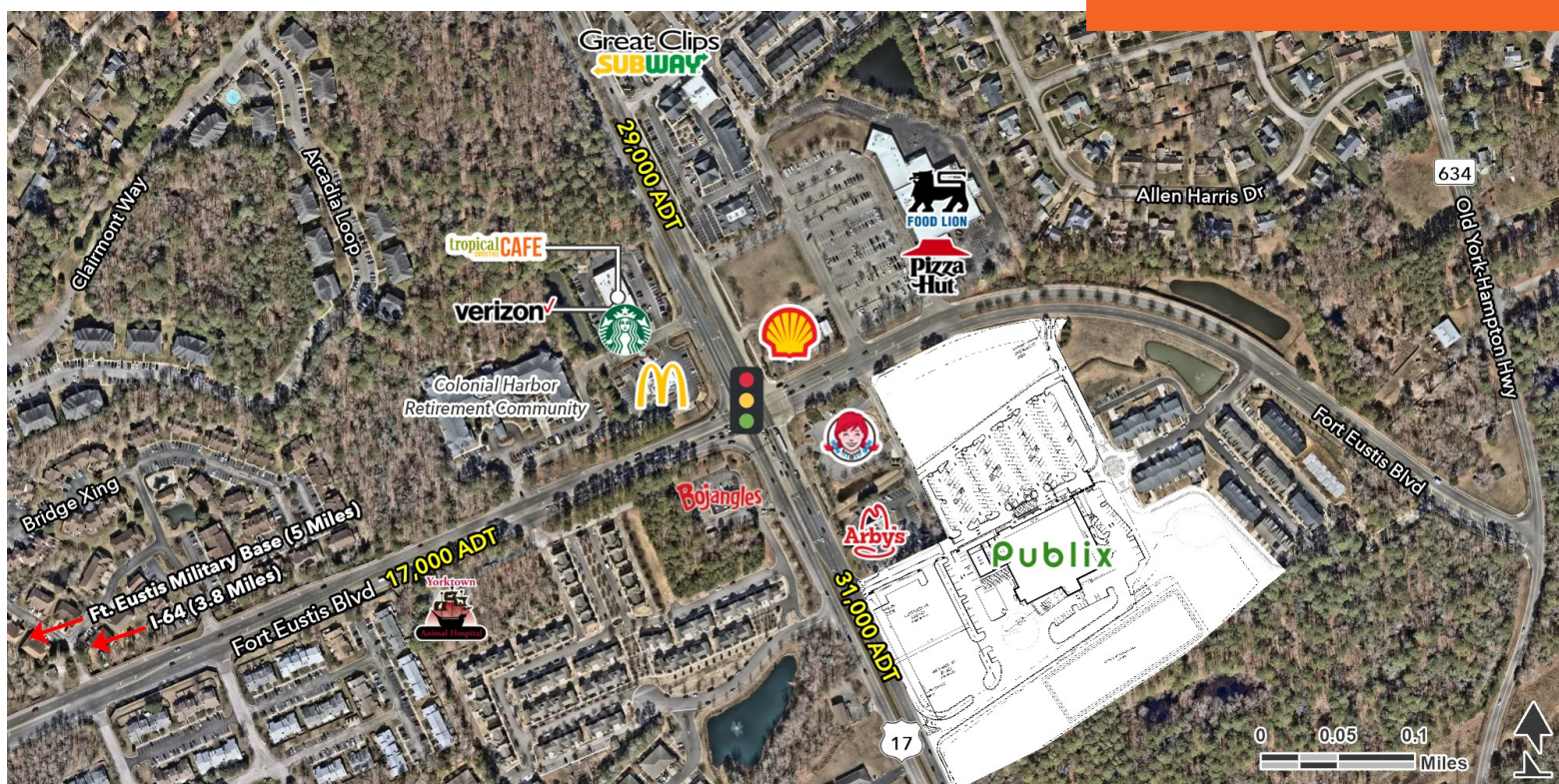


YORKTOWN CRESCENT

YORKTOWN, VA 23692

FOR LEASE

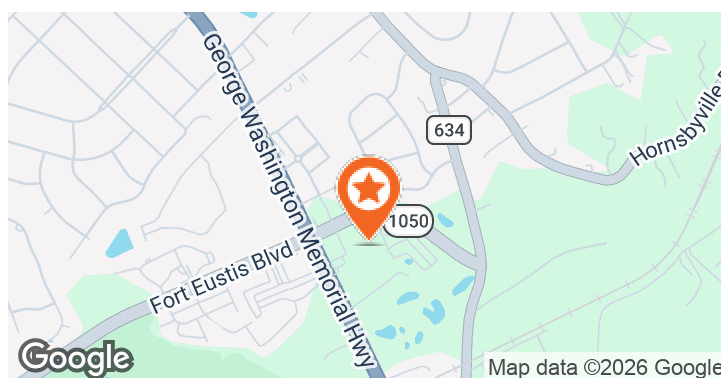


LOCATION DESCRIPTION

Located at the corner of US Route 17 & Ft. Eustis Blvd in a growing area in Yorktown. US Route 17 is the main thoroughfare in Yorktown and carries most of the traffic in the area. Ft. Eustis Blvd leads to I-64 (~4 miles) and Fort Eustis Military Base (~5 miles).

PROPERTY HIGHLIGHTS

- Grocery-anchored center
- Up to 4,800 SF of shop space
- Traffic Counts: US Route 17 (George Washington Hwy): 30,000 AADT; Ft. Eustis Blvd: 16,000 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,161	23,303	82,163
Households	1,768	9,096	33,367
Average Household Income (\$)	140,330	135,430	108,512
Median Household Income (\$)	108,774	106,016	84,667



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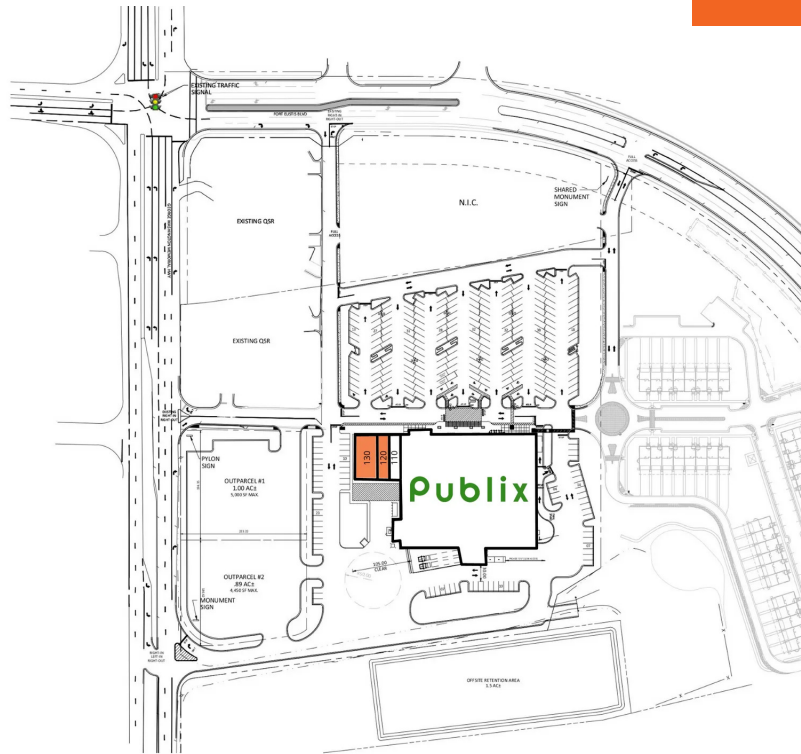
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FOR LEASE



SUITE	TENANT NAME	SPACE SIZE
100	Grocery	50,325 SF
110	At Lease	1,600 SF
120	Available	1,600 SF
130	Available	3,200 SF



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