

# FOR LEASE

## SHOPPES AT GLOUCESTER

6533-6585 Market Drive | Gloucester, VA 23061



**S.L. NUSBAUM**  
REALTY CO.



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# EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Building Size:	74,863 SF
Renovated:	2011
Zoning:	B-1
Lease Type:	NNN

SPACES	LEASE RATE	SPACE SIZE
Suite 6555	Contact Agent	9,350 SF
Suite 6545 (2nd Gen Restaurant)	Contact Agent	3,128 SF

### PROPERTY HIGHLIGHTS

- Big Lots and Dollar Tree anchored.
- Other national tenants include: Subway, OneMain Financial, Supercuts, and Jackson Hewitt Tax Services.
- Located in the heart of Gloucester's primary retail corridor.
- Traffic counts: George Washington Memorial Highway - 26,000 VPD, W. Main St - 21,000 VPD.
- Strong outparcel users draw significant traffic.
- Multiple points of ingress/egress at multiple signalized intersections

# SITE PLAN

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# RETAIL MAP

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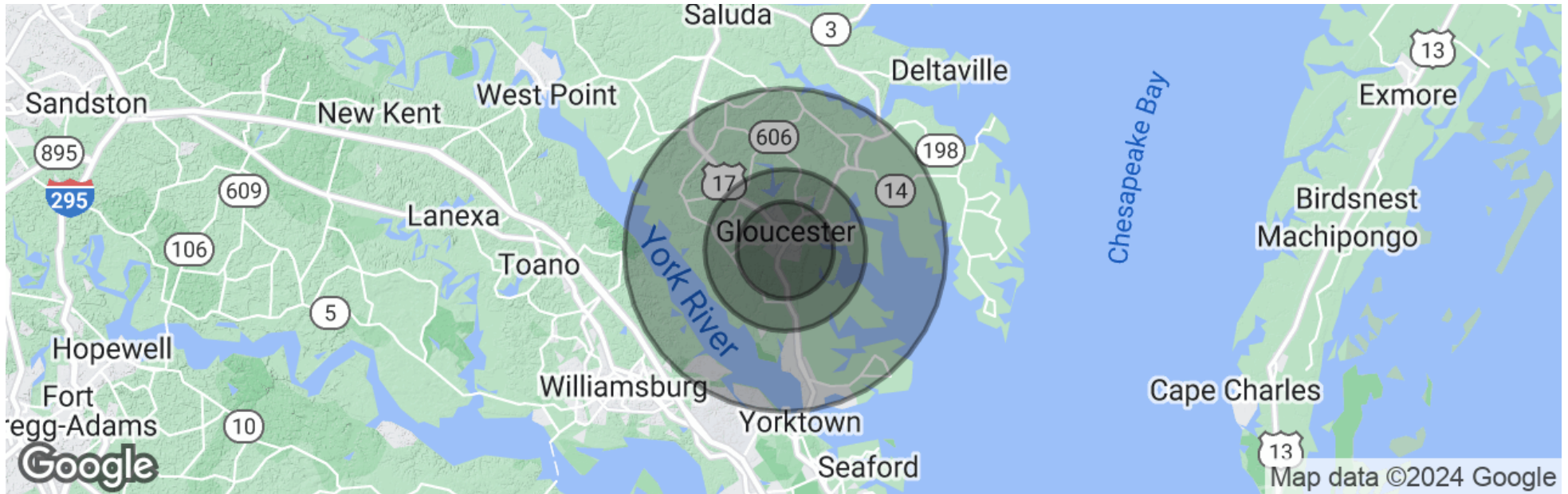
# DEMOGRAPHICS MAP & REPORT

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### POPULATION

Total Population

### 3 MILES

6,979

### 5 MILES

14,832

### 10 MILES

39,963

### HOUSEHOLDS & INCOME

Total Households

### 3 MILES

2,728

### 5 MILES

5,825

### 10 MILES

16,106

# Of Persons Per HH

2.6

2.5

2.5

Average HH Income

\$116,146

\$121,316

\$115,081

Average House Value

\$390,259

\$384,939

\$388,738

Demographics data derived from AlphaMap

# CONTACT INFORMATION

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