

FOR GROUND LEASE

1,845 SF RESTAURANT WITH DRIVE-THRU
5026 George Washington Memorial Highway | Grafton, VA 23692



S.L. NUSBAUM
REALTY CO.



BRODY TUCKER

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PROPERTY SUMMARY

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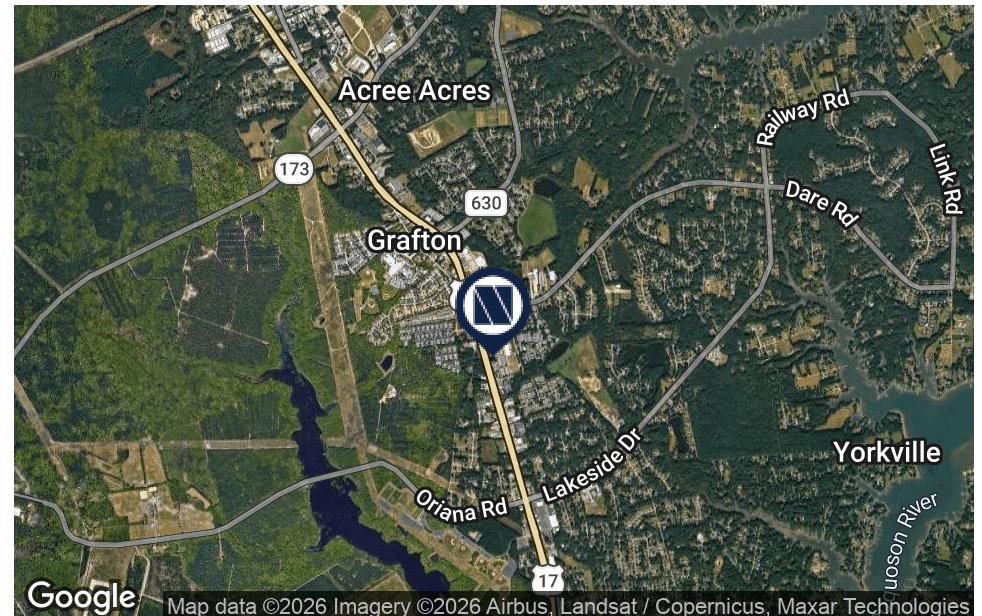


PROPERTY DESCRIPTION

Former Dunkin' Donuts with drive-thru available on heavily-traveled George Washington Memorial Highway. Total lot size is 0.57 acres.

High traffic volume and strong existing tenant mix. Anchor tenants include Food Lion, Roses, and Goodwill.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,821	11,851	50,004
Total Population	4,853	30,490	124,257
Average HH Income	\$130,813	\$129,094	\$111,619



PARCEL DIMENSIONS

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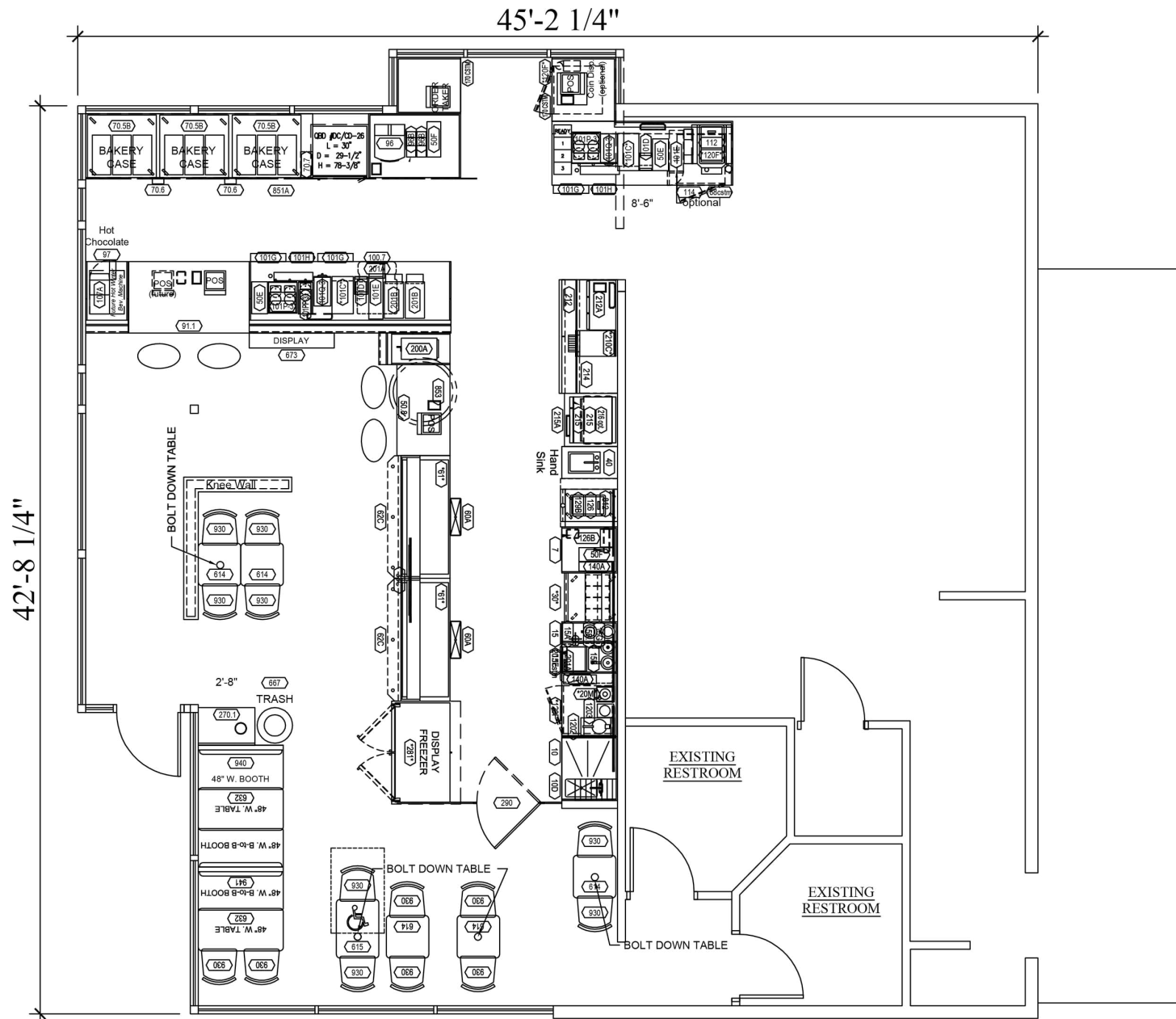


FLOOR PLAN

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AREA RETAIL

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ADDITIONAL PHOTOS

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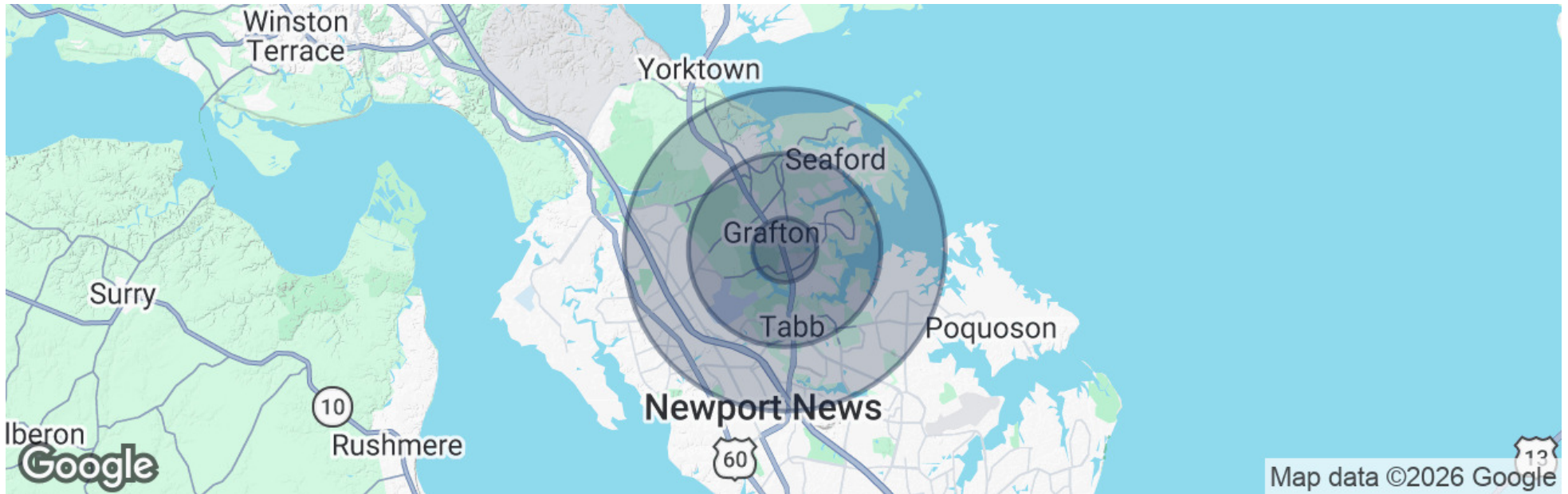


DEMOGRAPHICS MAP & REPORT

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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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