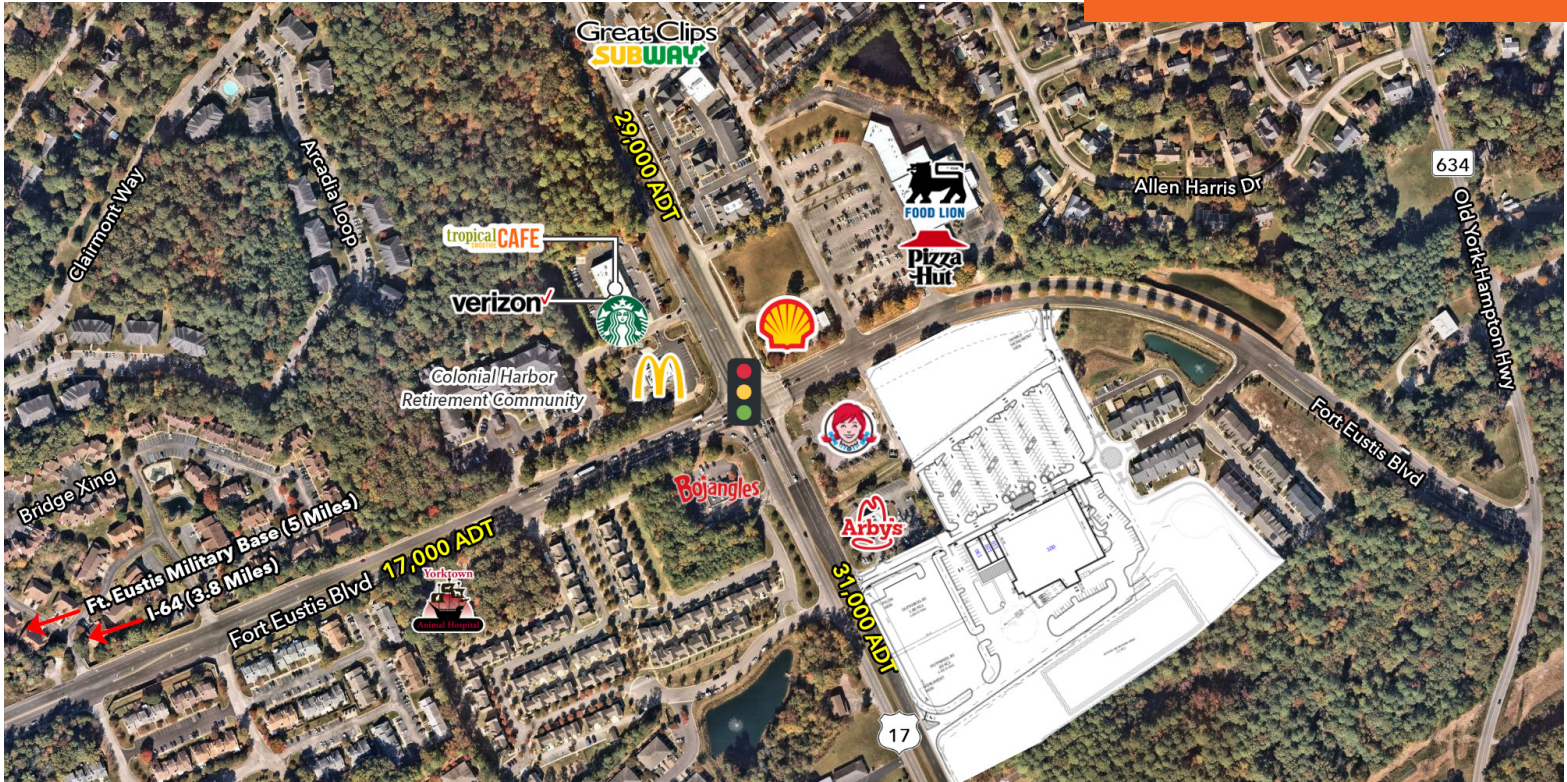


CRESCENT COMMONS

YORKTOWN, VA 23692

FOR LEASE

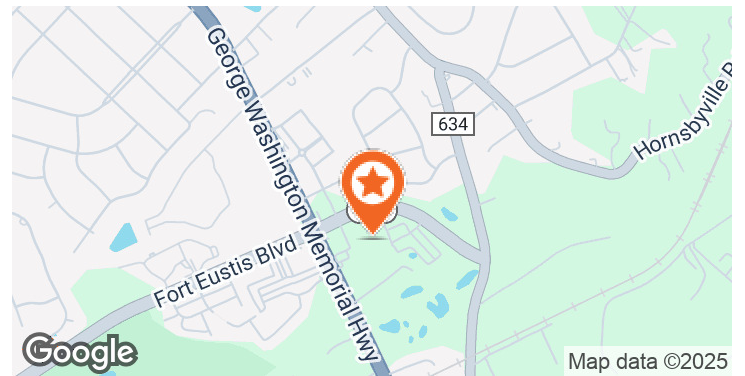


LOCATION DESCRIPTION

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
- 2 Pads fronting Route 17, measuring approx. 1 AC each for Ground Lease
- Up to 6,400 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	4,349	24,387	84,176
Households	1,828	9,556	33,905
Average Household Income (\$)	127,611	121,002	102,556
Median Household Income (\$)	105,071	97,722	79,456



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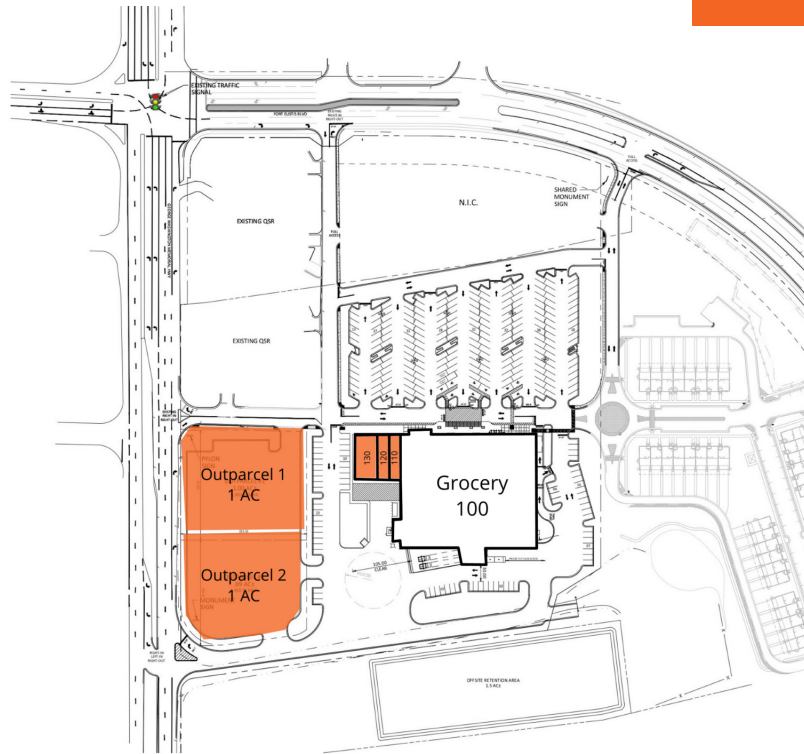
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SUITE	TENANT NAME	SPACE SIZE
100	Grocery	50,325 SF
110	Available	1,600 SF
120	Available	1,600 SF
130	Available	3,200 SF



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