



S.L. NUSBAUM
REALTY CO.

FOR LEASE

WASHINGTON SQUARE SHOPPING CENTER



5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY
GRAFTON, VA 23692

BRODY TUCKER

ASSOCIATE

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PARTNER | SHOPPING CENTER LEASING

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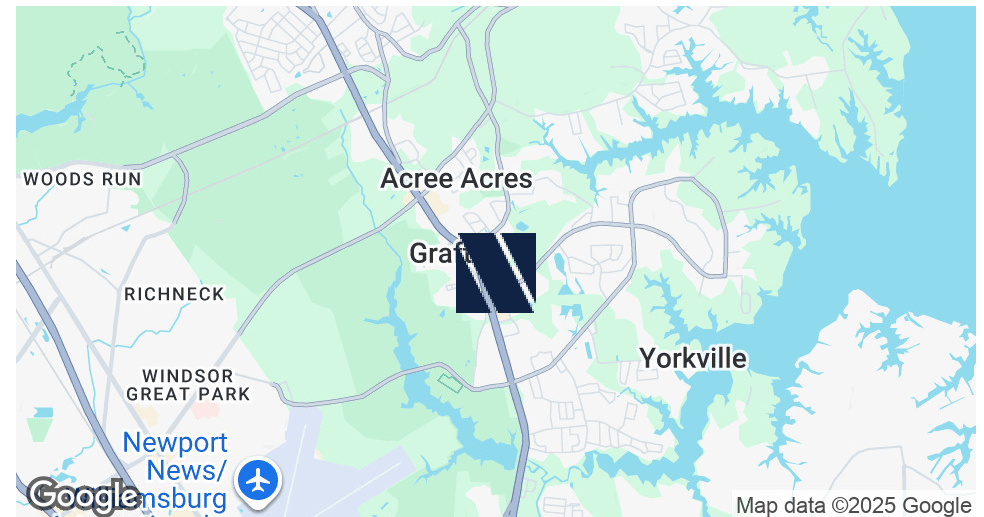
PROPERTY SUMMARY

5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY
GRAFTON, VA 23692



PROPERTY DESCRIPTION

Experience the prime leasing opportunity at 5206-5340 George Washington Memorial Highway, Grafton, VA, 23692. This commercial property offers strong traffic volume and a diverse tenant mix, including anchor tenants such as Food Lion, Roses Department Store, and Goodwill. Boasting ample parking and a strategic layout, the property provides a versatile canvas for businesses to thrive. With two outparcels available, the potential for creating a dynamic retail destination is unlimited. This sought-after property presents an enticing opportunity to elevate your brand and establish a prominent presence in this bustling commercial corridor. Don't miss the chance to secure your business's future in this highly desirable location.



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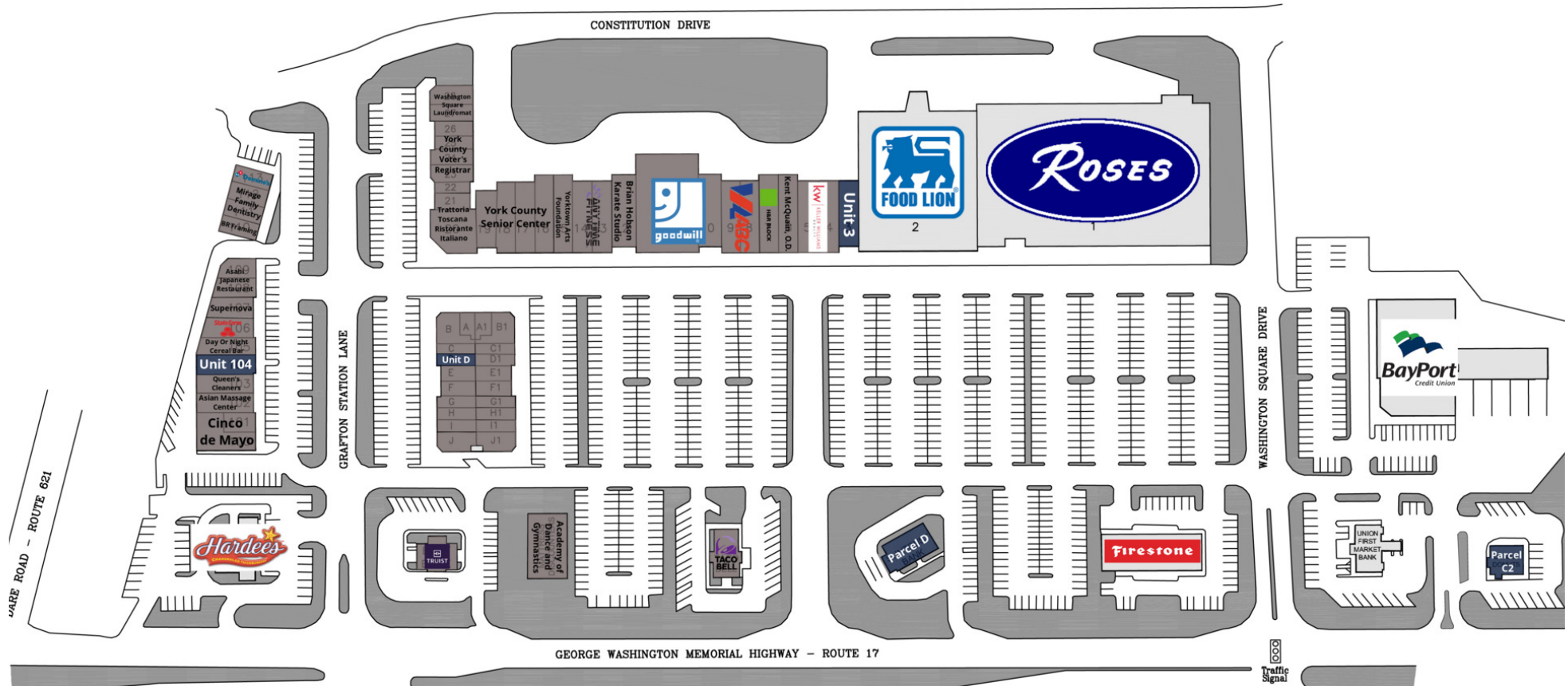
PROUD PARTNER
XTEAM
RETAIL ADVISORS



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SITE PLAN

5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY
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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 2 3 6 9 2

LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	750 - 2,854 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

	SUITE	TENANT	SIZE	TYPE
■	Unit 3	Available	2,142 SF	NNN
■	Unit 104	Available	1,875 SF	NNN
■	Unit D	Available	750 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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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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CONTACT US



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