

For Sale or Lease

1617 George Washington Memorial Highway
Gloucester Point, Virginia 23062



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC - EAST

Travis Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.231.5516

Travis@CampanaWaltz.com

www.CampanaWaltz.com

This information was obtained from sources deemed to be reliable but is not warranted.

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IDEAL REDEVELOPMENT OPPORTUNITY

For Sale or Lease

1617 George Washington Memorial Highway
Gloucester Point, Virginia

Description:

- Landmark location
- Gateway to Gloucester.
- Hard corner on far side of signalized intersection.
- The site has frontage on 3 streets: Route 17, Camp Okee Drive and Greate Road.
- Excellent site for a national tenant.
- Nearby businesses include Raceway, Speedway and Citgo.
- All brick building.
- Building services outdoor bait, tackle and hunting store.
- Business also available for sale.

Building Size: 1,995 square feet

Land Area: 1.05 acres

Sale Price: \$2,500,000.00

Lease Rate: \$2,500.00 per month – triple net with purchase of existing business

Built: 1980

Utilities: Electric, public water, not connected to sewer but the line is across the street for hookup.

Parking: 15 spaces

Zoning: B-1

Traffic Count: Approximately 32,000 VPD

Underground Tanks: The underground tanks were removed approximately 20 years ago. The ownership has DEQ letter on file.

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COMPASS
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1617 George Washington Memorial Highway, Gloucester, Virginia



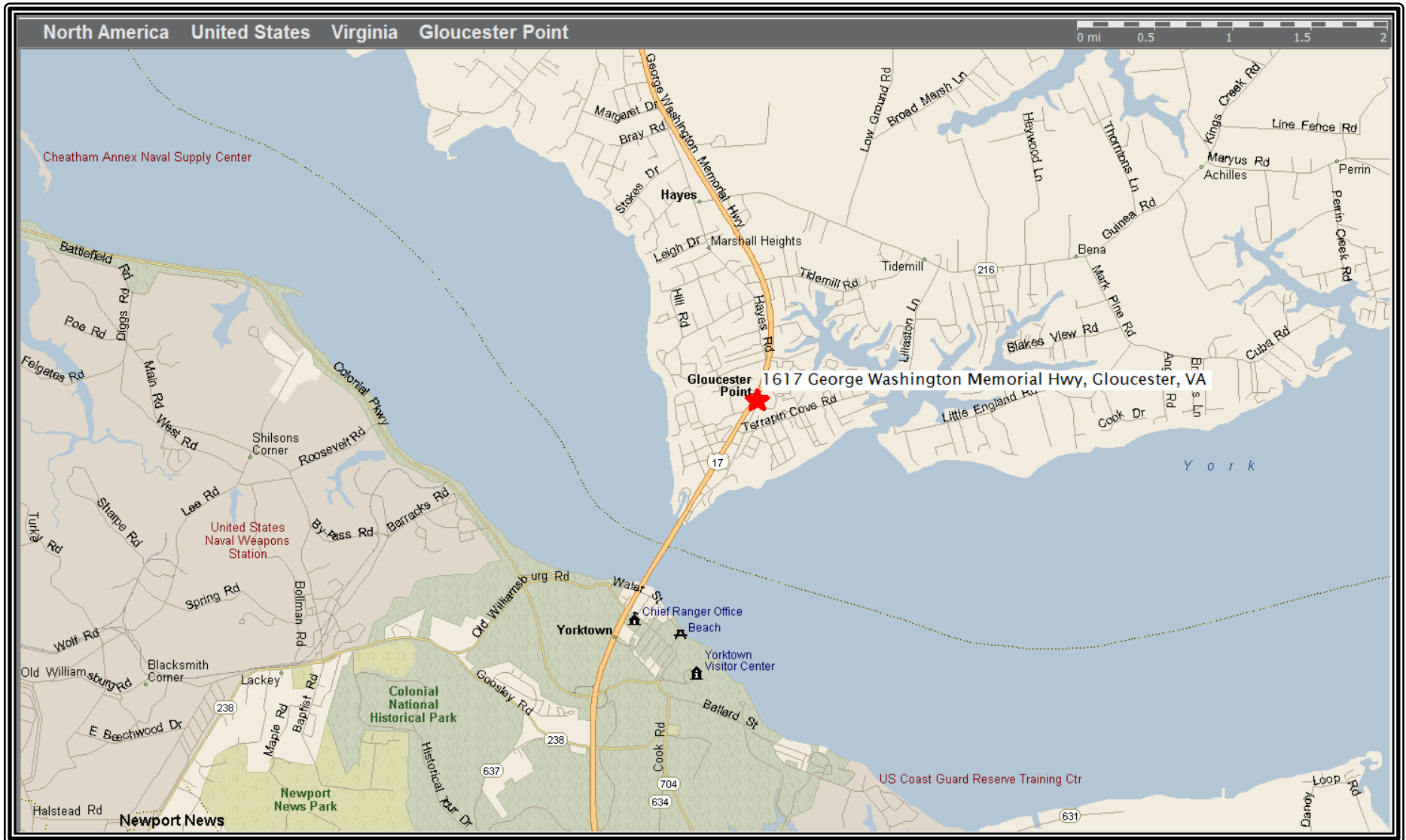
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1617 George Washington Memorial Highway Gloucester, Virginia



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Demographic Detail Report

1617 George Washington Memoria Hwy, Gloucester Point, VA 23062

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Service Station** % Leased: **100%**
 GLA: **2,000 SF** Rent/SF/Yr: **-**
 Year Built: **1950**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	1,131	9,951	22,703
2019 Estimate	1,093	9,810	22,316
2010 Census	944	9,630	21,677
Growth 2019 - 2024	3.48%	1.44%	1.73%
Growth 2010 - 2019	15.78%	1.87%	2.95%
2019 Population by Age			
	1,093	9,810	22,316
Age 0 - 4	59 5.40%	550 5.61%	1,210 5.42%
Age 5 - 9	61 5.58%	603 6.15%	1,348 6.04%
Age 10 - 14	56 5.12%	586 5.97%	1,387 6.22%
Age 15 - 19	50 4.57%	532 5.42%	1,326 5.94%
Age 20 - 24	49 4.48%	540 5.50%	1,299 5.82%
Age 25 - 29	63 5.76%	641 6.53%	1,382 6.19%
Age 30 - 34	75 6.86%	714 7.28%	1,471 6.59%
Age 35 - 39	75 6.86%	673 6.86%	1,460 6.54%
Age 40 - 44	64 5.86%	550 5.61%	1,273 5.70%
Age 45 - 49	58 5.31%	540 5.50%	1,312 5.88%
Age 50 - 54	69 6.31%	648 6.61%	1,538 6.89%
Age 55 - 59	82 7.50%	744 7.58%	1,694 7.59%
Age 60 - 64	81 7.41%	699 7.13%	1,528 6.85%
Age 65 - 69	67 6.13%	566 5.77%	1,257 5.63%
Age 70 - 74	65 5.95%	487 4.96%	1,100 4.93%
Age 75 - 79	50 4.57%	337 3.44%	772 3.46%
Age 80 - 84	35 3.20%	214 2.18%	491 2.20%
Age 85+	33 3.02%	186 1.90%	468 2.10%
Age 65+	250 22.87%	1,790 18.25%	4,088 18.32%
Median Age	44.50	40.60	41.10
Average Age	43.50	40.70	40.80

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3/29/2019

Demographic Detail Report

1617 George Washington Memoria Hwy, Gloucester Point, VA 23062

Radius	1 Mile	3 Mile	5 Mile
2019 Population By Race	1,093	9,810	22,316
White	1,024 93.69%	7,677 78.26%	18,129 81.24%
Black	45 4.12%	1,661 16.93%	2,984 13.37%
Am. Indian & Alaskan	5 0.46%	34 0.35%	96 0.43%
Asian	9 0.82%	133 1.36%	426 1.91%
Hawaiian & Pacific Island	2 0.18%	18 0.18%	53 0.24%
Other	9 0.82%	287 2.93%	627 2.81%
Population by Hispanic Origin	1,093	9,810	22,316
Non-Hispanic Origin	1,062 97.16%	9,293 94.73%	21,138 94.72%
Hispanic Origin	31 2.84%	517 5.27%	1,178 5.28%
2019 Median Age, Male	42.30	38.50	39.10
2019 Average Age, Male	41.90	39.40	39.50
2019 Median Age, Female	46.90	43.10	43.20
2019 Average Age, Female	45.10	42.00	42.00
2019 Population by Occupation Classification	909	7,967	18,110
Civilian Employed	514 56.55%	4,460 55.98%	10,258 56.64%
Civilian Unemployed	10 1.10%	155 1.95%	365 2.02%
Civilian Non-Labor Force	371 40.81%	2,834 35.57%	6,546 36.15%
Armed Forces	14 1.54%	518 6.50%	941 5.20%
Households by Marital Status			
Married	255	1,977	4,785
Married No Children	176	1,316	3,033
Married w/Children	79	661	1,752
2019 Population by Education	864	7,571	17,048
Some High School, No Diploma	102 11.81%	672 8.88%	1,489 8.73%
High School Grad (Incl Equivalency)	203 23.50%	2,018 26.65%	4,136 24.26%
Some College, No Degree	187 21.64%	2,436 32.18%	5,578 32.72%
Associate Degree	45 5.21%	572 7.56%	1,301 7.63%
Bachelor Degree	175 20.25%	1,171 15.47%	2,601 15.26%
Advanced Degree	152 17.59%	702 9.27%	1,943 11.40%

Demographic Detail Report

1617 George Washington Memoria Hwy, Gloucester Point, VA 23062

Radius	1 Mile	3 Mile	5 Mile
2019 Population by Occupation	952	8,119	18,676
Real Estate & Finance	25 2.63%	242 2.98%	502 2.69%
Professional & Management	216 22.69%	1,788 22.02%	4,852 25.98%
Public Administration	12 1.26%	375 4.62%	1,189 6.37%
Education & Health	139 14.60%	1,024 12.61%	1,966 10.53%
Services	76 7.98%	987 12.16%	2,068 11.07%
Information	0 0.00%	52 0.64%	84 0.45%
Sales	107 11.24%	1,291 15.90%	2,516 13.47%
Transportation	0 0.00%	1 0.01%	14 0.07%
Retail	82 8.61%	588 7.24%	1,178 6.31%
Wholesale	0 0.00%	59 0.73%	201 1.08%
Manufacturing	67 7.04%	433 5.33%	1,021 5.47%
Production	85 8.93%	510 6.28%	1,195 6.40%
Construction	29 3.05%	322 3.97%	736 3.94%
Utilities	64 6.72%	193 2.38%	563 3.01%
Agriculture & Mining	0 0.00%	0 0.00%	12 0.06%
Farming, Fishing, Forestry	0 0.00%	0 0.00%	28 0.15%
Other Services	50 5.25%	254 3.13%	551 2.95%
2019 Worker Travel Time to Job	528	4,773	10,765
<30 Minutes	335 63.45%	2,902 60.80%	6,680 62.05%
30-60 Minutes	193 36.55%	1,659 34.76%	3,577 33.23%
60+ Minutes	0 0.00%	212 4.44%	508 4.72%
2010 Households by HH Size	426	3,940	8,578
1-Person Households	113 26.53%	990 25.13%	1,973 23.00%
2-Person Households	189 44.37%	1,542 39.14%	3,280 38.24%
3-Person Households	63 14.79%	691 17.54%	1,525 17.78%
4-Person Households	46 10.80%	469 11.90%	1,154 13.45%
5-Person Households	8 1.88%	166 4.21%	436 5.08%
6-Person Households	5 1.17%	55 1.40%	146 1.70%
7 or more Person Households	2 0.47%	27 0.69%	64 0.75%
2019 Average Household Size	2.20	2.40	2.50
Households			
2024 Projection	506	4,041	8,901
2019 Estimate	490	3,989	8,763
2010 Census	425	3,938	8,577
Growth 2019 - 2024	3.27%	1.30%	1.57%
Growth 2010 - 2019	15.29%	1.30%	2.17%

Demographic Detail Report

1617 George Washington Memoria Hwy, Gloucester Point, VA 23062

Radius	1 Mile	3 Mile	5 Mile
2019 Households by HH Income	488	3,989	8,759
<\$25,000	88 18.03%	926 23.21%	1,446 16.51%
\$25,000 - \$50,000	176 36.07%	959 24.04%	1,868 21.33%
\$50,000 - \$75,000	105 21.52%	740 18.55%	1,547 17.66%
\$75,000 - \$100,000	42 8.61%	440 11.03%	1,160 13.24%
\$100,000 - \$125,000	50 10.25%	318 7.97%	875 9.99%
\$125,000 - \$150,000	15 3.07%	294 7.37%	868 9.91%
\$150,000 - \$200,000	12 2.46%	140 3.51%	435 4.97%
\$200,000+	0 0.00%	172 4.31%	560 6.39%
2019 Avg Household Income	\$55,715	\$72,144	\$86,511
2019 Med Household Income	\$47,777	\$53,155	\$66,764
2019 Occupied Housing	490	3,989	8,763
Owner Occupied	327 66.73%	2,661 66.71%	6,239 71.20%
Renter Occupied	163 33.27%	1,328 33.29%	2,524 28.80%
2010 Housing Units	503	4,229	9,295
1 Unit	486 96.62%	3,340 78.98%	7,715 83.00%
2 - 4 Units	17 3.38%	300 7.09%	467 5.02%
5 - 19 Units	0 0.00%	552 13.05%	915 9.84%
20+ Units	0 0.00%	37 0.87%	198 2.13%
2019 Housing Value	327	2,661	6,238
<\$100,000	42 12.84%	151 5.67%	358 5.74%
\$100,000 - \$200,000	115 35.17%	578 21.72%	1,170 18.76%
\$200,000 - \$300,000	133 40.67%	1,061 39.87%	1,949 31.24%
\$300,000 - \$400,000	0 0.00%	525 19.73%	1,626 26.07%
\$400,000 - \$500,000	0 0.00%	134 5.04%	489 7.84%
\$500,000 - \$1,000,000	37 11.31%	187 7.03%	589 9.44%
\$1,000,000+	0 0.00%	25 0.94%	57 0.91%
2019 Median Home Value	\$204,887	\$256,691	\$281,631
2019 Housing Units by Yr Built	516	4,432	9,692
Built 2010+	41 7.95%	131 2.96%	346 3.57%
Built 2000 - 2010	0 0.00%	283 6.39%	938 9.68%
Built 1990 - 1999	67 12.98%	463 10.45%	1,253 12.93%
Built 1980 - 1989	60 11.63%	1,044 23.56%	1,994 20.57%
Built 1970 - 1979	143 27.71%	1,188 26.81%	2,184 22.53%
Built 1960 - 1969	64 12.40%	458 10.33%	1,147 11.83%
Built 1950 - 1959	82 15.89%	372 8.39%	739 7.62%
Built <1949	59 11.43%	493 11.12%	1,091 11.26%
2019 Median Year Built	1973	1977	1978