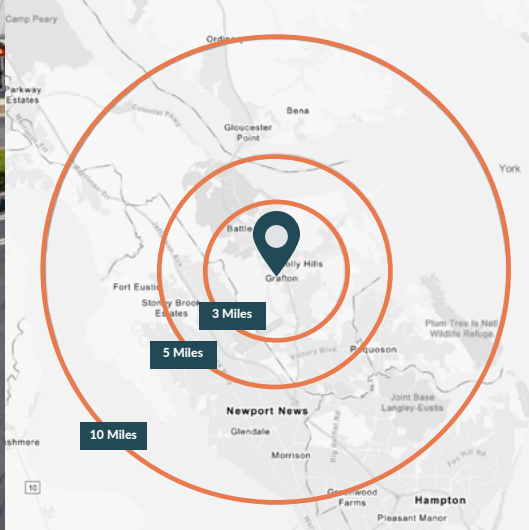


MARKETPLACE AT YORKTOWN - KROGER ANCHORED SHOPPING CENTER

RETAIL SPACE AVAILABLE - FOR LEASE - 8,450 SF

6500 GEORGE WASHINGTON
MEMORIAL HIGHWAY 17,
YORKTOWN, VA 23692



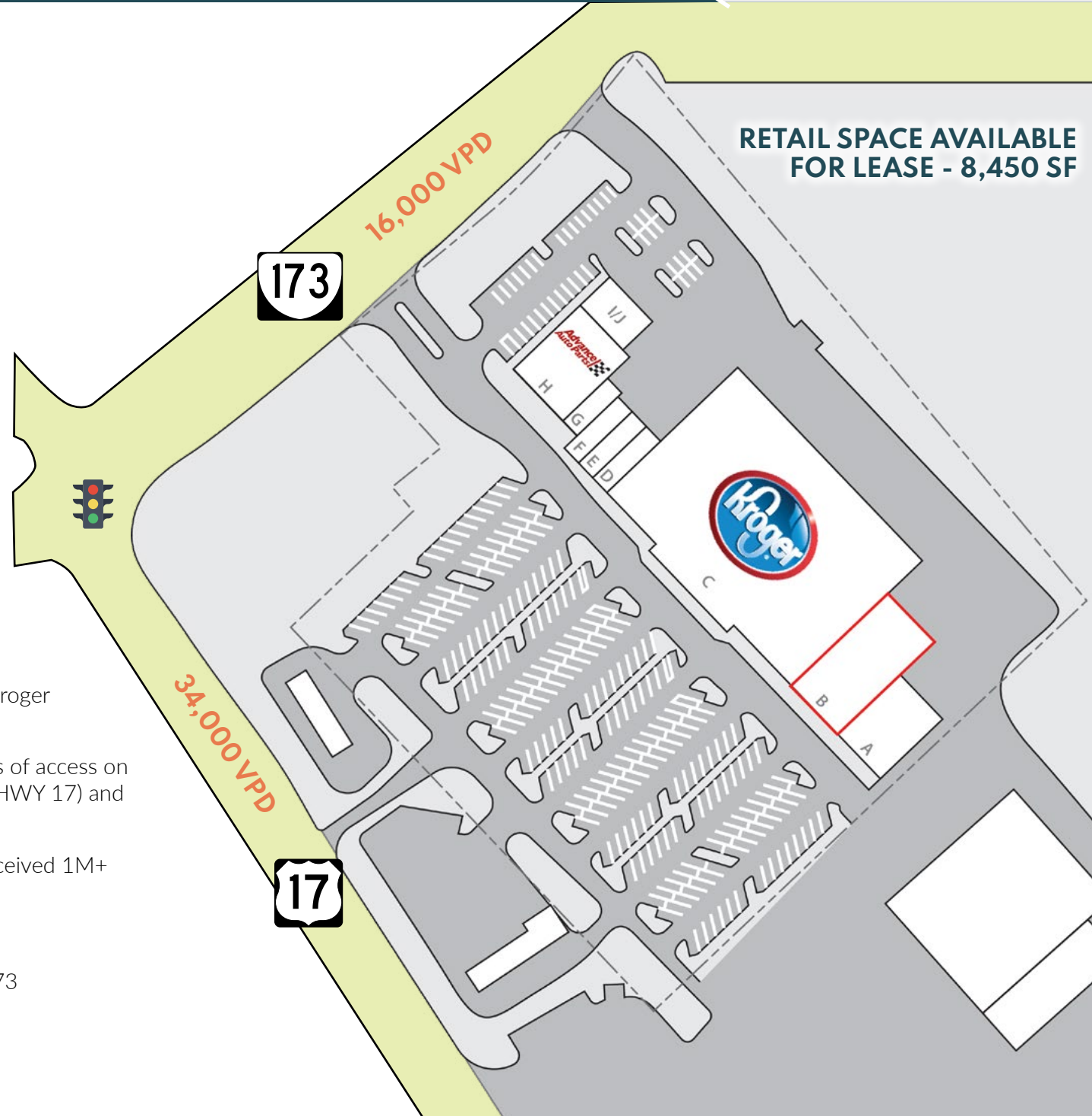
2023 SUMMARY	3 Miles	5 Miles	10 Miles
Population	31,085	101,120	281,261
Households	12,185	41,144	113,286
Average Household Income	\$117,854	\$100,859	\$97,990
TRAFFIC COUNTS	Hwy 17—34,000 VPD Rte 173—16,000 VPD		

The
Carrington
Company

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SITE PLAN

UNIT	TENANT	SQUARE FEET
A	Bay Haven Grille	5,000
B	AVAILABLE	8,450
C	Kroger	45,500
D/E	Gus's New York Pizza	2,800
F	Main Moon	1,400
G	Grafton Nails	1,200
H	Advance Auto Parts	6,300
I/J	Blown Away Salon	2,400
PAD	Kroger Fuel	3,200
TOTAL		73,550



CENTER HIGHLIGHTS

- Highly trafficked and strong performing Kroger anchored center
- Excellent accessibility with multiple points of access on George Washington Memorial Highway (HWY 17) and Goodwin Neck Rd (RTE 173)
- Per Placer.ai, Marketplace at Yorktown received 1M+ visits in the past 12-months.
- Ample parking
- Pylon signage on both HWY 17 & RTE 173
- Resurfaced lot and LED lighting upgrades

RETAIL / AMENITIES MAP



FOOD LION
Arbys
Starbucks
Wendy's

TSC TRACTOR SUPPLY CO

17
34,000 VPD

Walgreens
O'Reilly AUTO PARTS

173
16,000 VPD

DUNKIN'
DOLLAR GENERAL



GRAFTON HIGH SCHOOL

Wawa
WELLS FARGO
DQ
UNITED STATES POSTAL SERVICE

621
Firestone
Hardee's
IHop
goodwill
TACO BELL
ANYTIME FITNESS

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