



S.L. NUSBAUM  
REALTY CO.

FOR LEASE

1,845 SF RESTAURANT WITH DRIVE-THRU



5026 GEORGE WASHINGTON MEMORIAL HIGHWAY  
GRAFTON, VA 23692

**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
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**XTEAM**  
RETAIL ADVISORS



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# PROPERTY SUMMARY

5026 GEORGE WASHINGTON MEMORIAL HIGHWAY  
GRAFTON, VA 23692

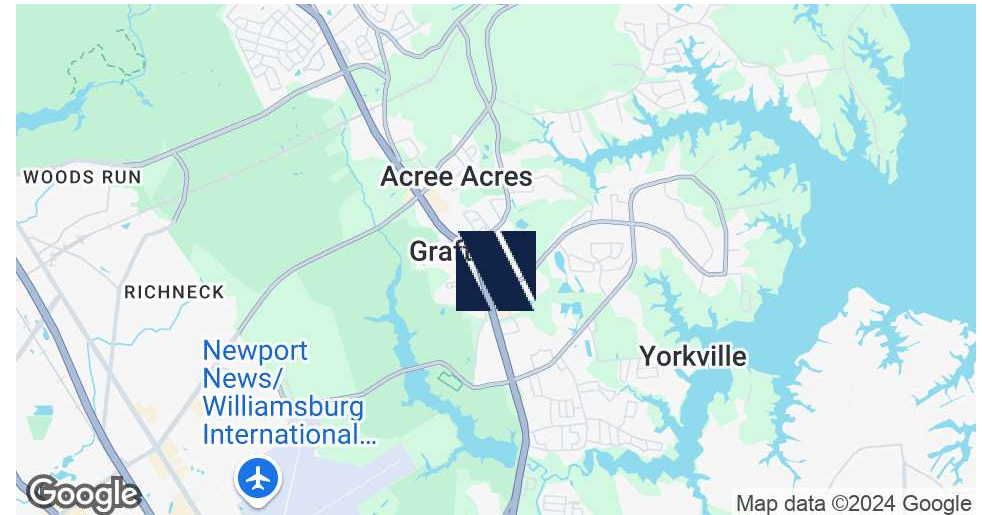


## PROPERTY DESCRIPTION

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

Strong traffic volume and existing tenant mix. Anchor tenants include: Food Lion, Roses Department Store, and Goodwill.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,667	11,511	46,369
Total Population	6,556	29,845	119,724
Average HH Income	\$85,226	\$103,356	\$85,121



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# PARCEL DIMENSIONS

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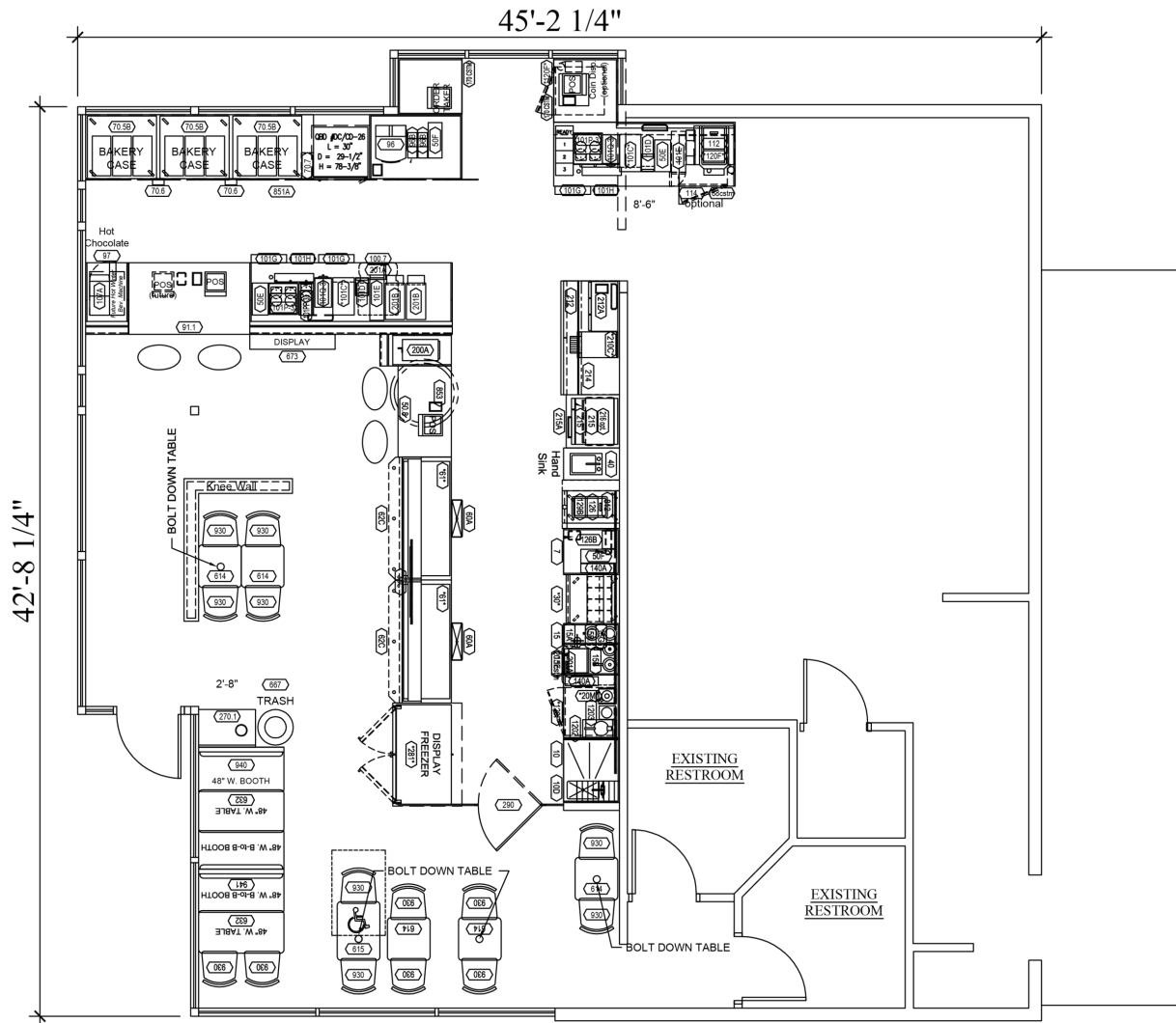




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# FLOOR PLAN

5026 GEORGE WASHINGTON MEMORIAL HIGHWAY  
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# AREA RETAIL

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Google

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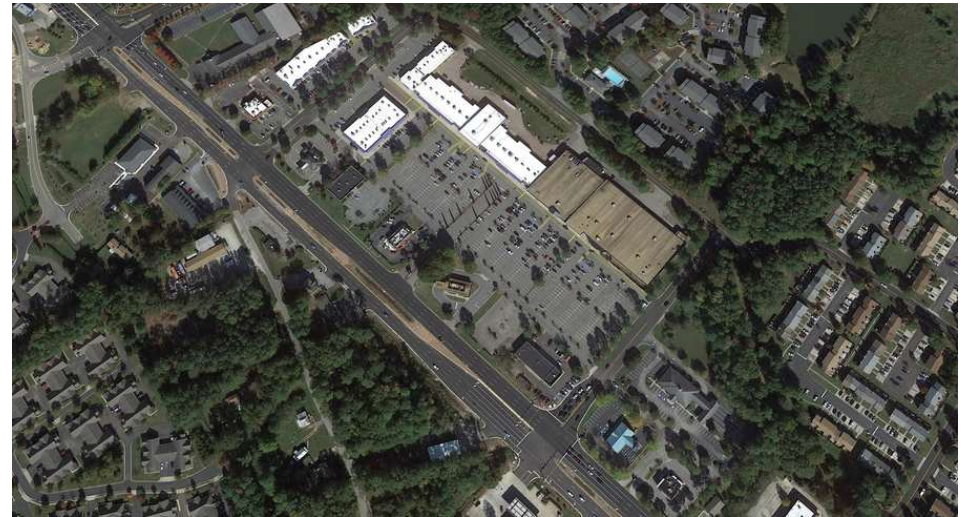




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# ADDITIONAL PHOTOS

5026 GEORGE WASHINGTON MEMORIAL HIGHWAY  
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# DEMOGRAPHICS MAP & REPORT

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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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