



S.L. NUSBAUM
REALTY CO.

FOR LEASE

WASHINGTON SQUARE SHOPPING CENTER



5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY
GRAFTON, VA 23692

BRODY TUCKER
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PROPERTY SUMMARY

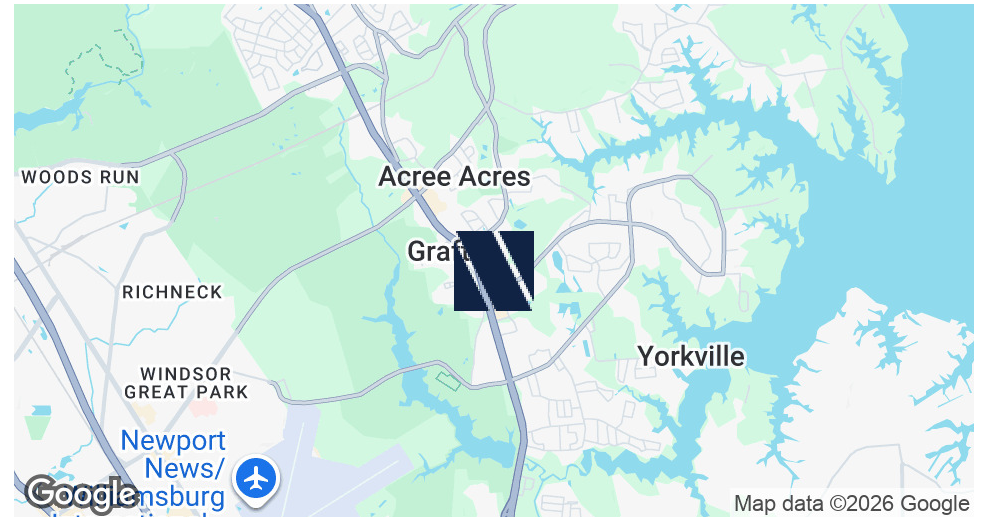
5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY
GRAFTON, VA 23692



PROPERTY DESCRIPTION

Washington Square offers high traffic volume, ample parking, and a diverse tenant mix, including strong anchor tenants such as Food Lion, Roses, and Goodwill.

SPACES	LEASE RATE	SPACE SIZE
Unit 3	Contact Agent	2,142 SF
Unit 104	Contact Agent	1,875 SF
Unit 111-112	Contact Agent	2,250 SF
Unit D	Contact Agent	750 SF
Parcel C2	Contact Agent	1,845 SF



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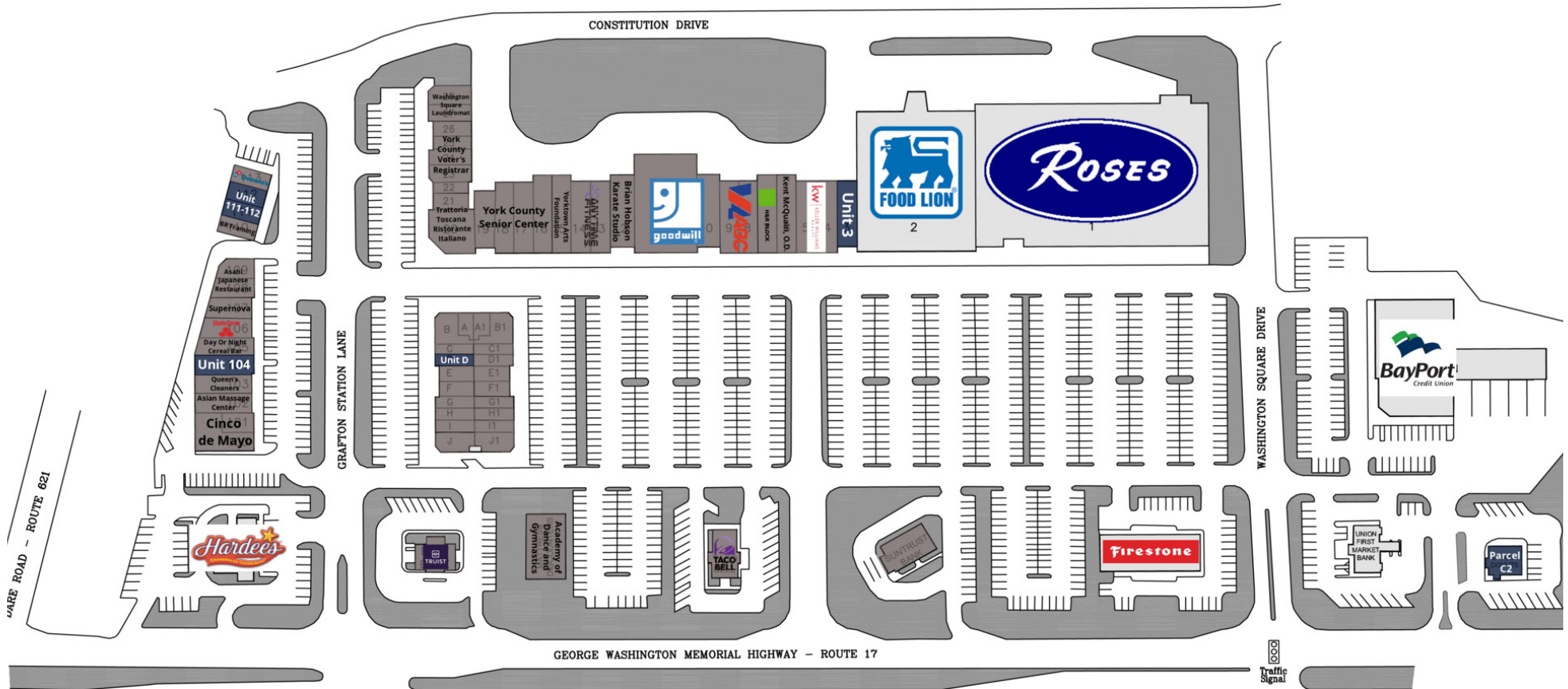




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SITE PLAN

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LEGEND

Available

Unavailable

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PROUD PARTNER
XTEAM
RETAIL ADVISORS



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VACANCY OVERVIEW

5 2 0 6 - 5 3 4 0 GEORGE WASHINGTON MEMORIAL HIGHWAY
GRAFTON, VA 23692

LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	750 - 2,250 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 111-112	Available	2,250 SF	NNN
■ Unit D	Available	750 SF	NNN
■ Parcel C2	Available	1,845 SF	Ground Lease

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AREA RETAIL

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Google

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

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ADDITIONAL PHOTOS

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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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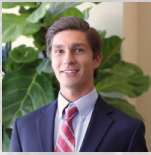
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