



S.L. NUSBAUM
REALTY CO.

FOR LEASE

1,845 SF RESTAURANT WITH DRIVE-THRU



YOUR SIGN HERE

5026 GEORGE WASHINGTON MEMORIAL HIGHWAY
GRAFTON, VA 23692

BRODY TUCKER
ASSOCIATE
O. 757.640.2235
BTUCKER@SLNUSBAUM.COM

PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS



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PROPERTY SUMMARY

5026 GEORGE WASHINGTON MEMORIAL HIGHWAY
GRAFTON, VA 23692

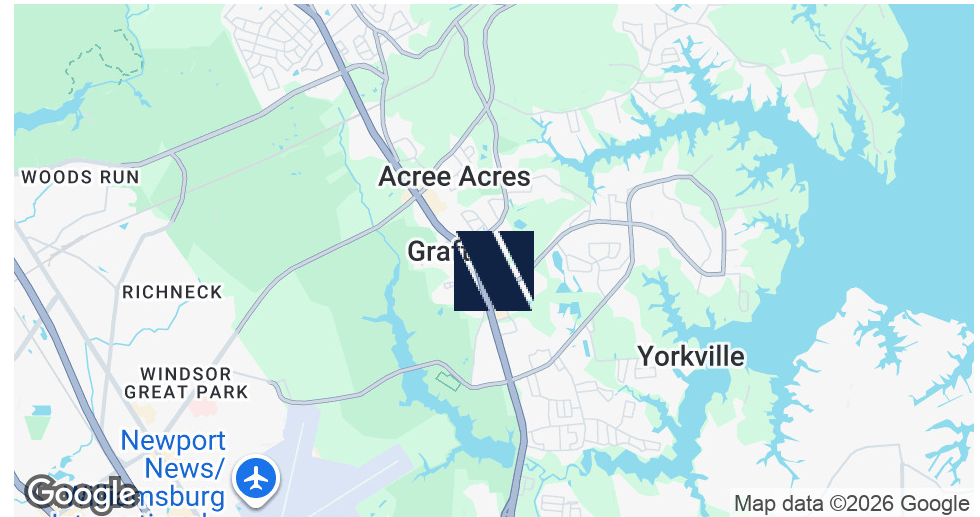


PROPERTY DESCRIPTION

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

High traffic volume and strong existing tenant mix. Anchor tenants include: Food Lion, Roses, 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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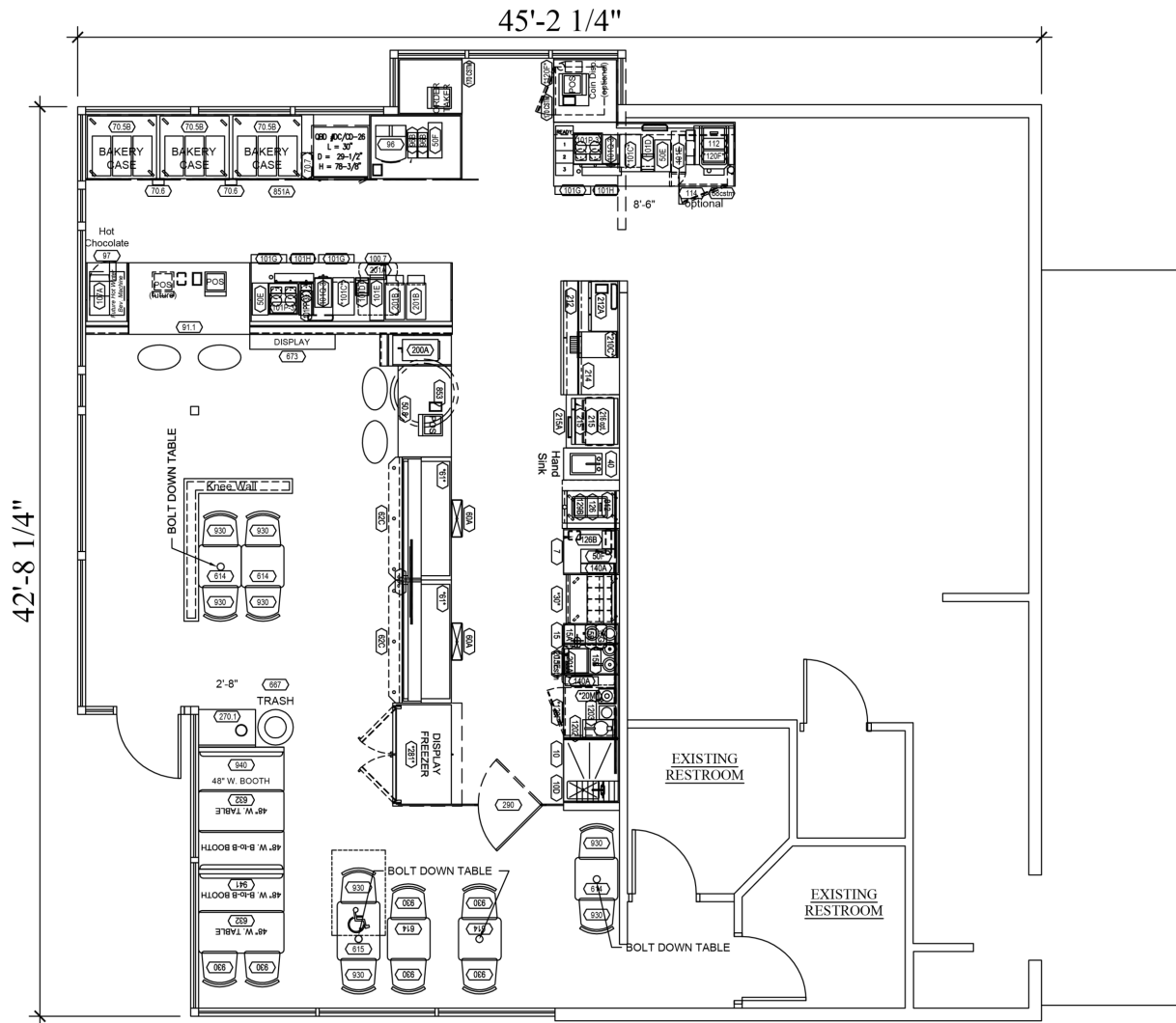




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FLOOR PLAN

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S.L. NUSBAUM
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AREA RETAIL

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Google

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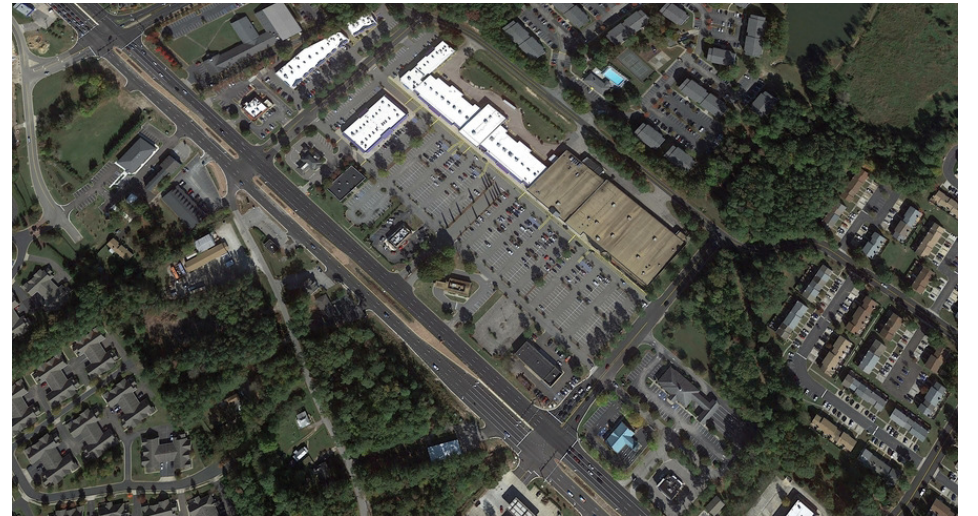




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ADDITIONAL PHOTOS

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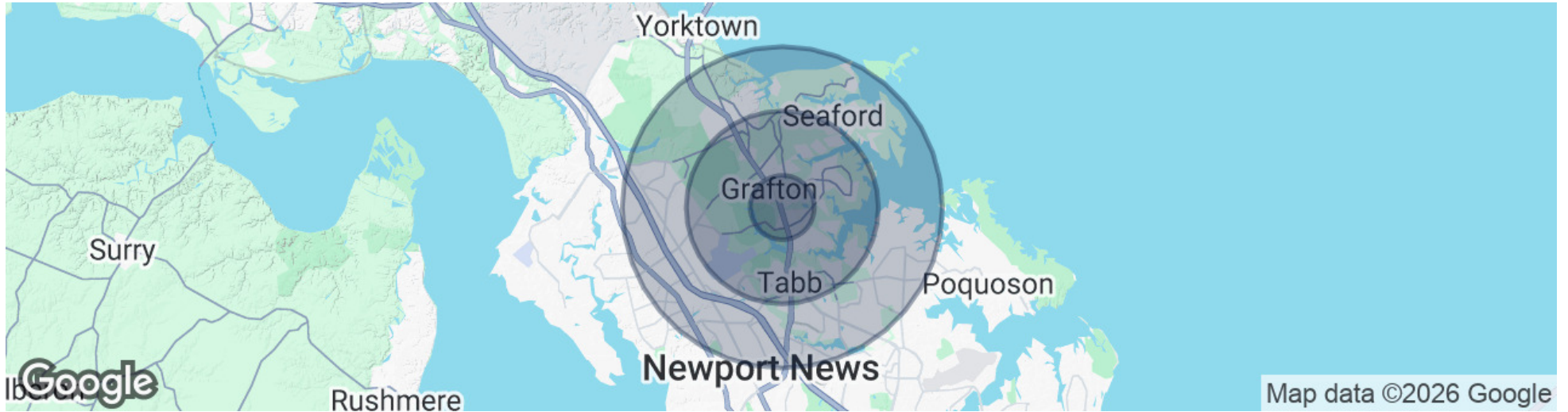
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DEMOGRAPHICS MAP & REPORT

5026 GEORGE WASHINGTON MEMORIAL HIGHWAY
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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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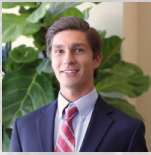
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CONTACT US



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S.L. NUSBAUM REALTY CO.
440 MONTICELLO AVENUE, SUITE 1700, NORFOLK, VA 23510
757.627.8611
SLNUSBAUM.COM

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