

# 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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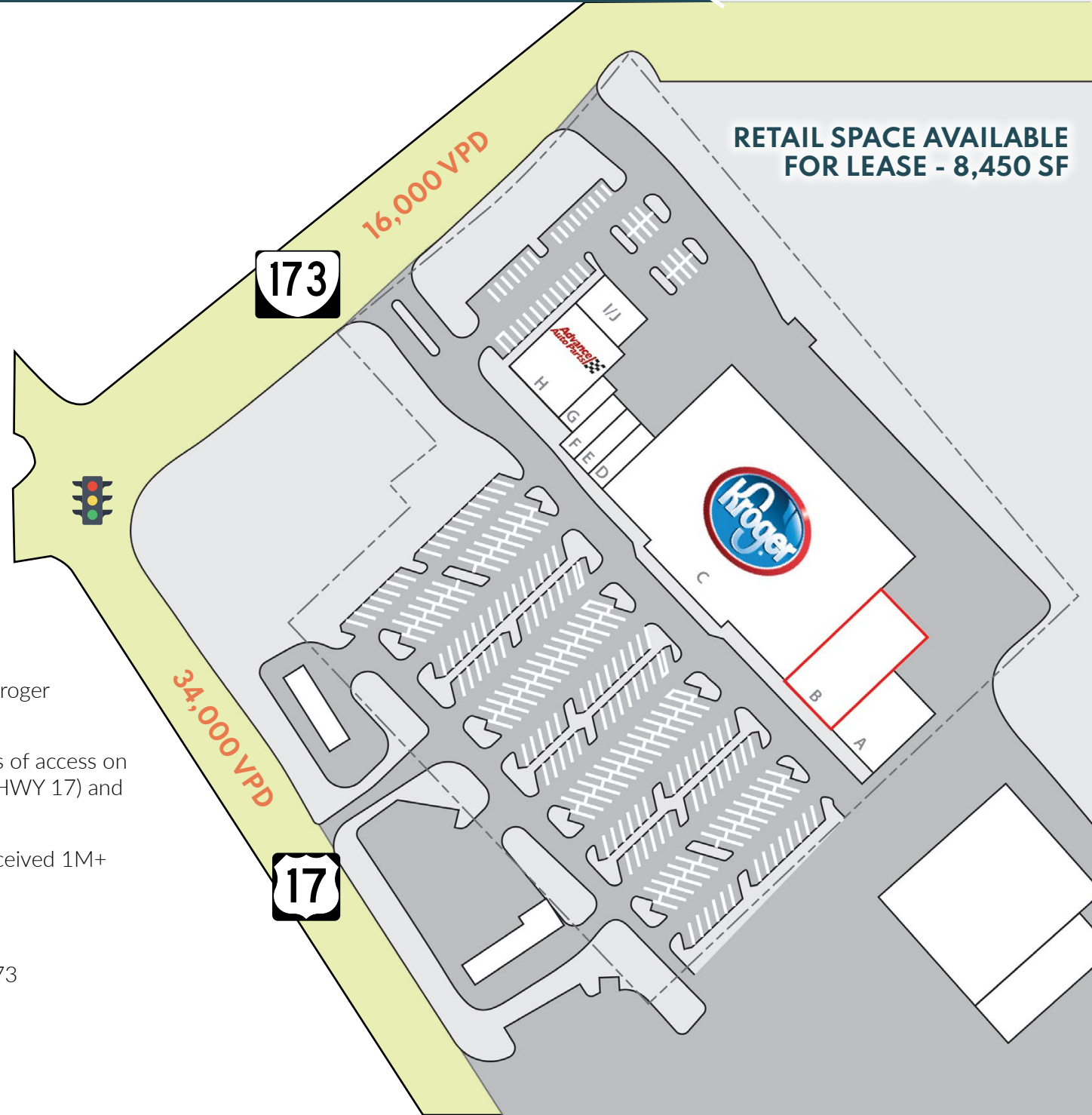


# SITE PLAN

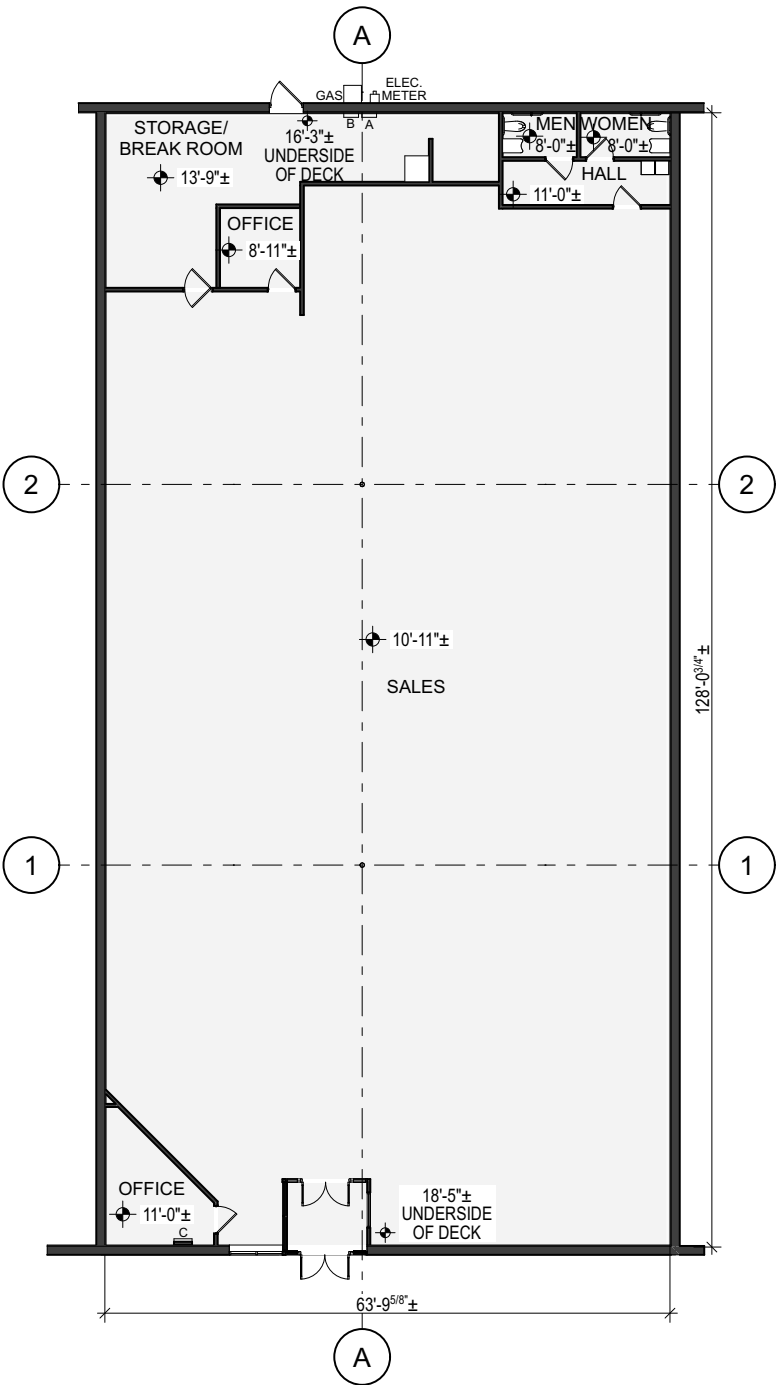
UNIT	TENANT	SQUARE FEET
A	Shorty's Diner	5,000
<b>B</b>	<b>AVAILABLE</b>	<b>8,450</b>
C	Kroger	45,500
D/E	Gus's New York Pizza	2,800
F	Main Moon	1,400
G	Grafton Nails	1,200
H	Advance Auto Parts	6,300
I/J	Salon	2,400
PAD	Kroger Fuel	3,200
<b>TOTAL</b>		<b>73,550</b>

## 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



# FLOOR PLAN





# RETAIL / AMENITIES MAP







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