

YORK RIVER CROSSING SHOPPING CENTER RETAIL FOR LEASE

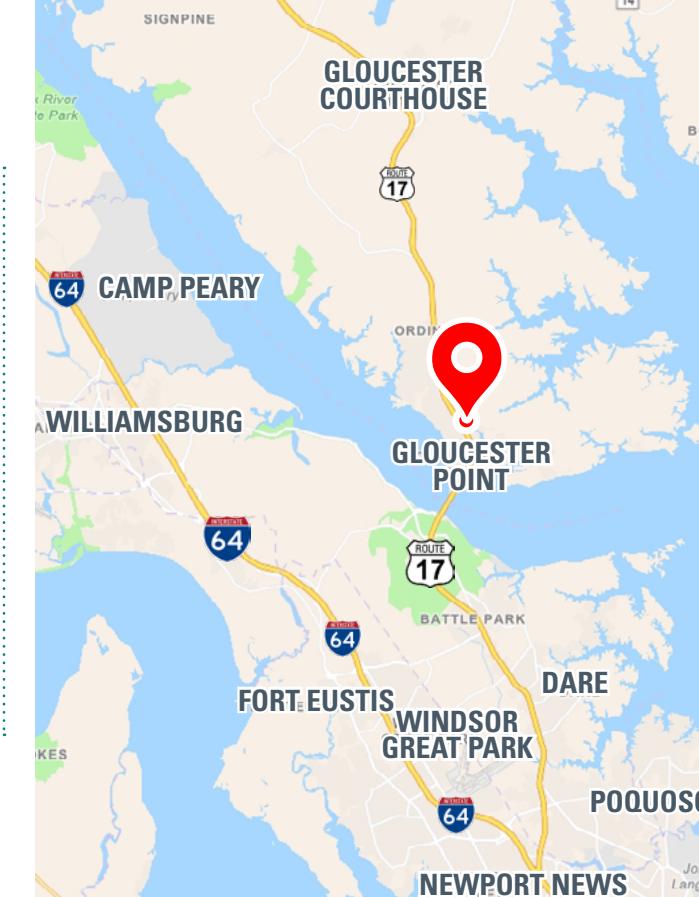
2226 - 2421 York Crossing Drive
Hayes, VA 23072



INLINE: \$12.00 PSF / NNN
OUTPARCEL: \$15.00 PSF / NNN

ABOUT PROPERTY

- 160,351 square foot, high visibility shopping center
- Spaces available from 1,400 to 2,800 sq. ft.
- Outparcel spaces approximately 2,124 sq. ft.
- A prime business location
- Six (6) points of entry into the shopping center
- Heavy traffic | 32,000 vehicles per day
- Join these tenants plus many others:
Burkes Outlet, Food Lion, YRC Cinemas, Public Library, Becky's Hallmark, Hair Cuttery and DMV



For more information:

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PROPERTY IMAGES & KEY FACTS | YORK RIVER CROSSING



2024 Summary	1 Mile	3 Miles	5 Miles
Population	3,440	11,061	19,249
Households	1,620	4,745	7,686
Families	947	3,035	5,146
5,730Average Household Size	2.12	2.31	2.45
Owner Occupied Housing Units	1,034	3,477	5,730
Renter Occupied Housing Units	586	1,268	1,956
Median Age	43.9	44.1	42.3
Median Household Income	\$65,746	\$75,864	\$79,970
Average Household Income	\$85,661	\$99,305	\$107,735

KEY FACTS WITHIN 3 MILES

 **11,061**
POPULATION

44.1 MEDIAN AGE

 **2.31**
AVG. HOUSEHOLD SIZE

\$99,305
Average Household Income

 **396**
TOTAL BUSINESSES

 **3,825**
TOTAL EMPLOYEES



Outparcel E - 8,124 SF Total Building Size



SITE PLAN & TENANT ROSTER | 2226 - 2421 York Crossing Drive, Hayes, VA

<u>Suite</u>	<u>Tenant</u>	<u>Suite</u>	<u>Tenant</u>	<u>Suite</u>	<u>Tenant</u>
A	McDonald's	M	AVAILABLE 2,650 SF	O-R	Becky's Hallmark
B	Taco Bell	N01-02	Queen of Shears Dog Grooming	S	Gloucester Florist
C	BayPort	N03	Verizon Wireless	T-U	VA ABC
D	Gas Station	N04-08	Family Dollar	V	Angel Massage Spa
E-1	AVAILABLE 2,124 SF	N09	Burkes Outlet	W	Hong Kong
E-2	Burn Boot Camp	N10-11	AVAILABLE 2,800 SF	X	7 Cities Vapes
F01-02	Generations Bakery	N12	Beauty Nails	Y01	Body By D 24:7
F03	Liberty Tax	N13	Hair Cuttery	Y02	Bin Haven
F04	Tailor	N14	Coastal Kitchen	Z	Food Lion
F05-06	Pizza Hut	N15	Quest Diagnostics	AA-BB	Hana Sushi
F07-08	AVAILABLE 1,400 SF	N16	AVAILABLE 1,000 SF	CC	Yorktown Tobacco Shop
G	YRC Cinemas	N17	Independent Living	DD	Koala Bean
H-K	Gloucester Point Library	N18	Commonwealth Insurance	EE	Bubble Tea
L	DMV			FF	Built Different Performance



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