

# FOR LEASE

## SHOPPES AT GLOUCESTER

6533-6585 Market Drive | Gloucester, VA 23061



**S.L. NUSBAUM**  
REALTY CO.



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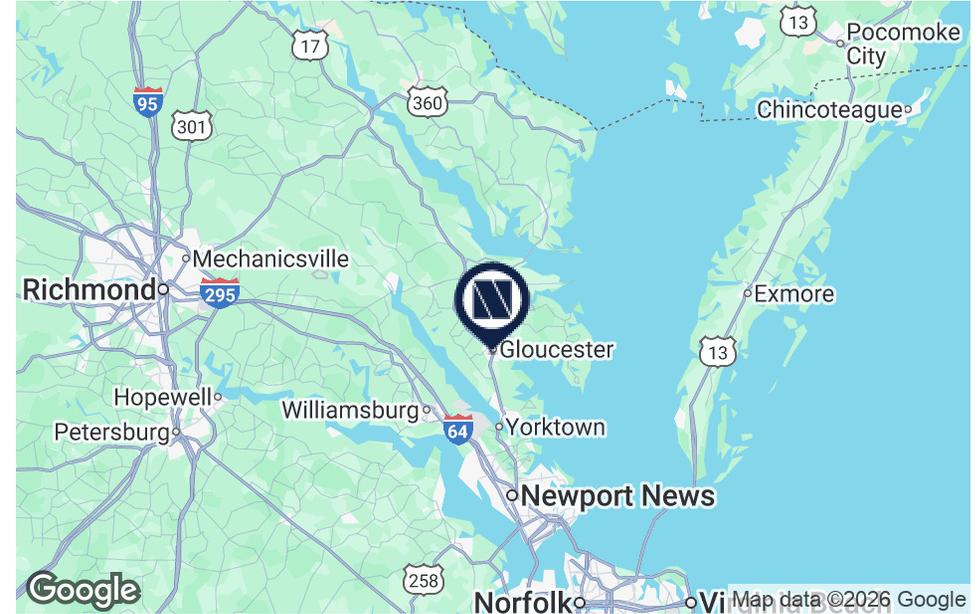
# EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Building Size:	74,863 SF
Renovated:	2011
Zoning:	B-1
Lease Type:	NNN

SPACES	LEASE RATE	SPACE SIZE
Suite 6569	\$10.50 SF/yr	20,000 SF
Suite 6555	Contact Agent	9,350 SF
Suite 6545 (Restaurant)	Contact Agent	3,128 SF
Suite 6533	Contact Agent	5,939 SF

### PROPERTY OVERVIEW

National cotenants include: Tractor Supply Co., Planet Fitness, Ollie's, Subway, OneMain Financial, Supercuts, Jackson Hewitt Tax Services and Dollar Tree.

Located in the heart of Gloucester's primary retail corridor.

Traffic counts: George Memorial Highway - 26,000 VPD

Strong outparcel users draw significant traffic: Chipotle, Cookout, McDonald's, Wendy's, Taco Bell, and 711.

Multiple points of ingress/egress at multiple signalized intersections.

Multiple suites ranging in size.

# SITE PLAN

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# RETAIL MAP

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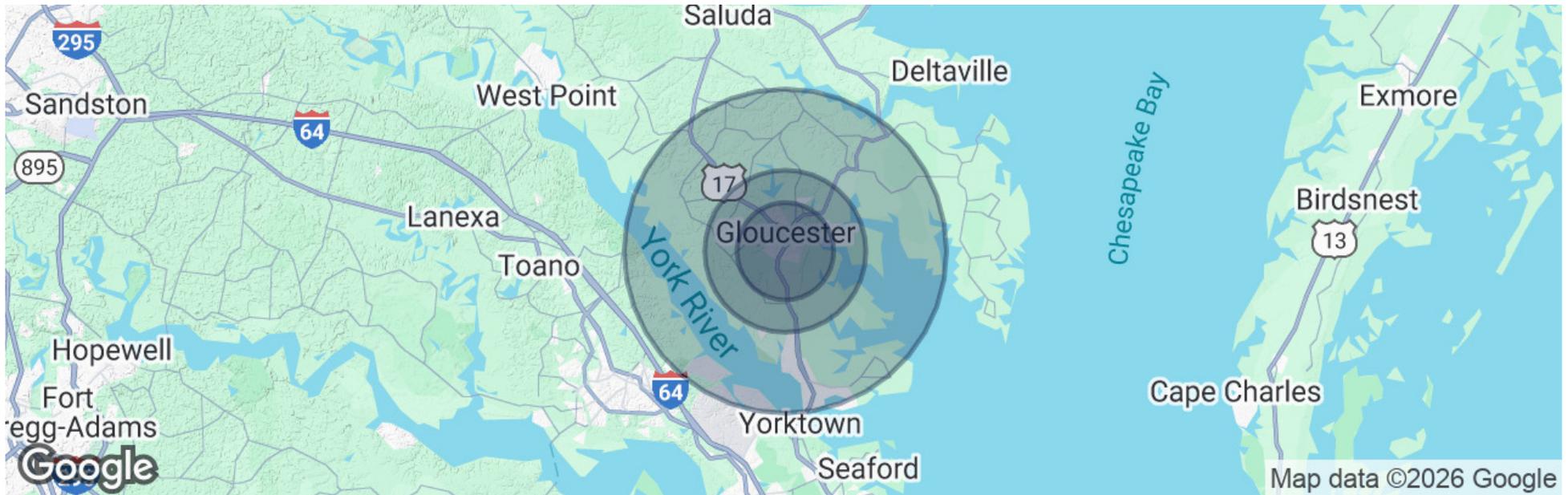
# DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,979	14,832	39,963

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,728	5,825	16,106
# Of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$116,146	\$121,316	\$115,081
Average House Value	\$390,259	\$384,939	\$388,738

Demographics data derived from AlphaMap

# CONTACT INFORMATION

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