

HERITAGE SQUARE

4360 George Washington Memorial Highway
Yorktown, VA 23692

37.146654, -76.458220



SIZE : 74,891 SF

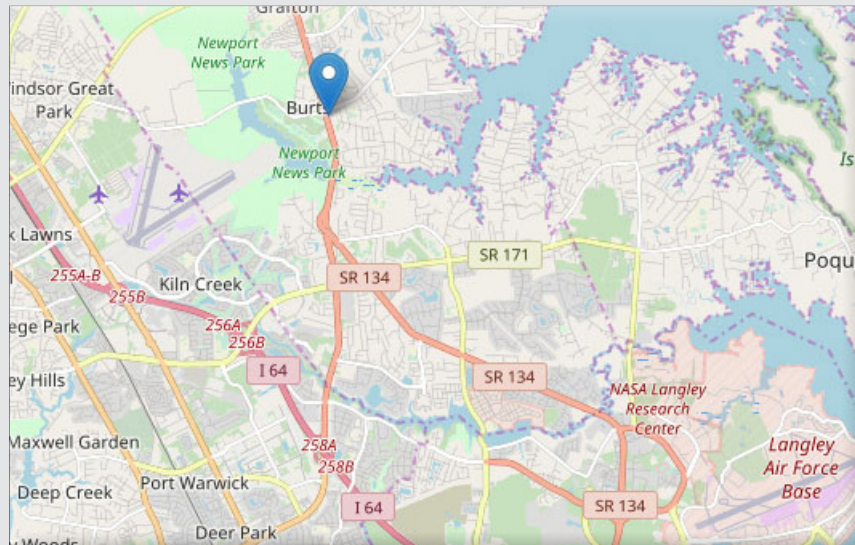
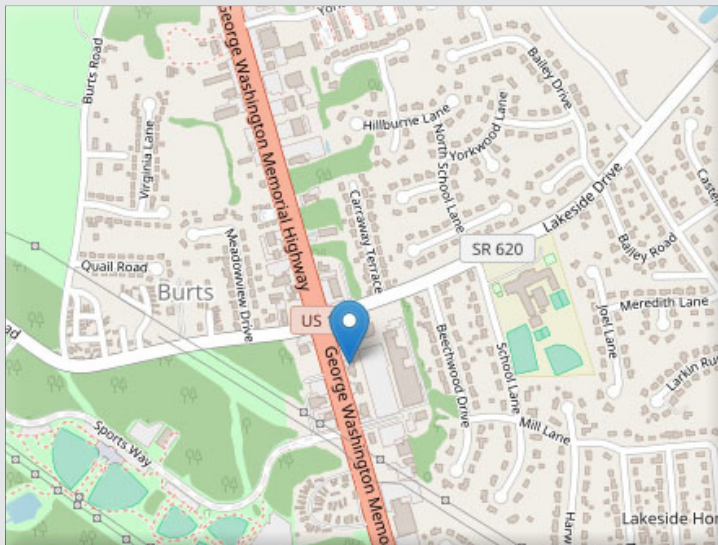
CO-TENANTS

PROPERTY FEATURES

- 2,400 - 3,000 SF space and Pad Site Available
- Anchored by Big Lots and Dollar Tree
- Situated at the corner of traffic lighted intersection along George Washington Memorial Highway (Route 17), the main retail thoroughfare in Yorktown
- Traffic Counts:
 - Lakeside Drive (8,600 VPD)
 - George Washington Memorial Highway (49,000 VPD)



| DEMOGRAPHICS – 2021 | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|-----------|-----------|----------|
| ESTIMATED POPULATION | 5,037 | 35,451 | 135,815 |
| AVG. HOUSEHOLD INCOME | \$109,470 | \$118,717 | \$91,768 |
| HOUSEHOLDS | 1,982 | 13,498 | 53,290 |



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LOCATION OVERVIEW



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