



# HIGHWAY 17 LAND OPPORTUNITY GROUND LEASE OR SALE

5113-5209 George Washington Memorial Hwy, Yorktown VA 23692

## Property Features:

### Excellent Location

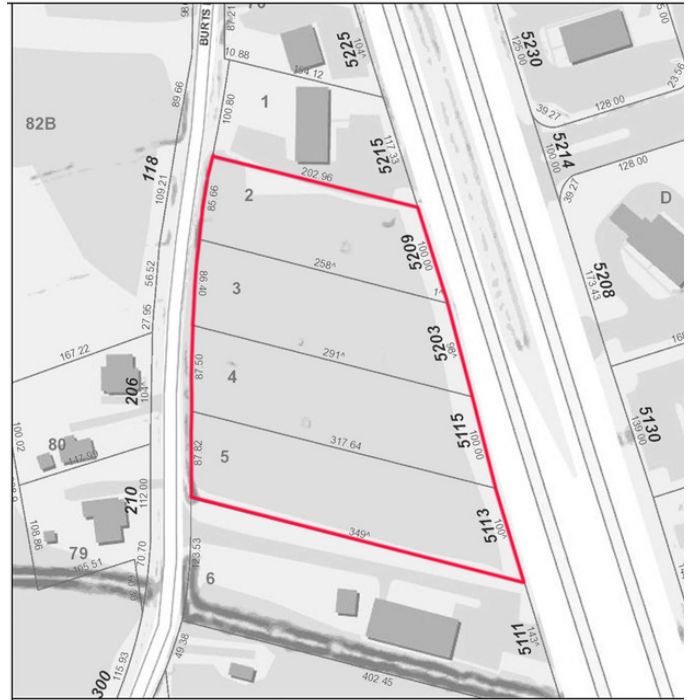
Direct and easy access/visibility from George Washington Memorial Hwy.

### Traffic Counts

Hwy 17 42,358 VPD (2023)

### Area Tenancy

Food Lion, Grafton Middle/High School, Firestone, McReynolds Athletic Complex (MAC), Harley Davidson of Hampton Roads, ACE Hardware, Hardee's, Taco Bell & more!



ASKING PRICE

Call Broker

Prime 2.15 AC opportunity along Highway 17 with approx. 400 feet of road frontage. Located directly across from Washington Square Shopping Center.

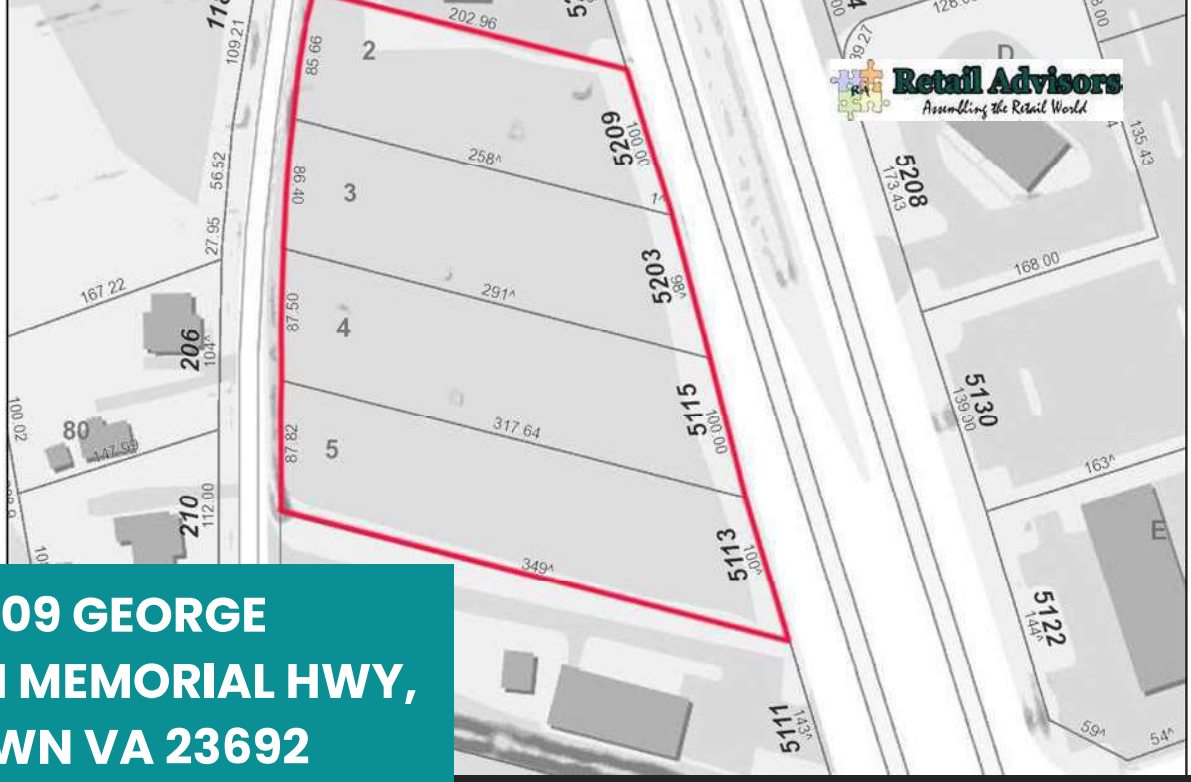
FOR LEASE



Contact Us 757-898-7890

Visit Our Website www.retailadvisors.us





**5113-5209 GEORGE  
WASHINGTON MEMORIAL HWY,  
YORKTOWN VA 23692**

Situated along Highway 17, offering direct access & excellent visibility, the four contiguous parcels **collectively 2.15 acre**, is zoned (GB) General Business.

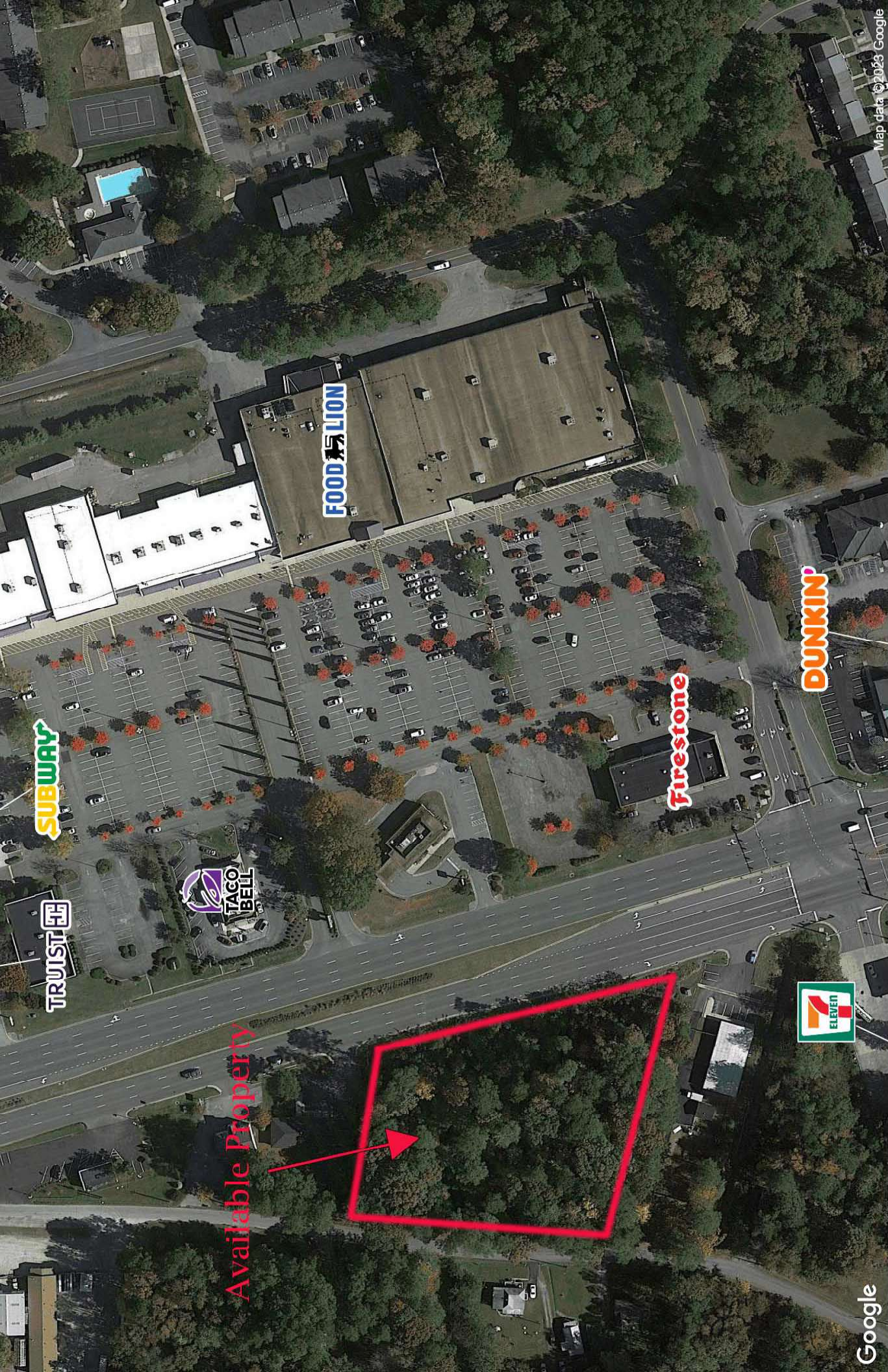


**Demographic Summary**

	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
2023 Estimated Population:	6,317	32,812	130,704
2023 Est. Median HH Income:	\$83,951	\$103,396	\$86,704
2023 Est. Total Employees:	2,311	9,629	42,973

Contact Us  
**757-898-7890**

Visit Our Website  
**www.retailadvisors.us** 



Available Property

# 5113-5209 George Washington Memorial Highway Yorktown, VA

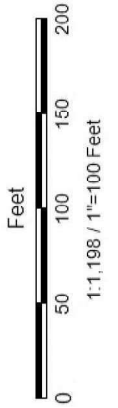
September 2023



# York County, Virginia

## Legend

- Parcel Boundary
- Plat Link



**Title:**

**Date:** 9/14/2023

*DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and York County is not responsible for its accuracy or how current it may be.*

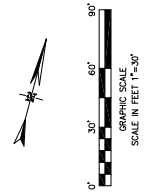
REVISIONS:

DESIGNED: MEH  
DRAWN: BMB  
CHECKED: MEH  
DATE: September 20, 2023

MHE CIVIL ENGINEERS LLC  
205 WALDEN DRIVE YORKTOWN VA  
757-812-9818 me@mhecivilengineers.com

CONCEPT A  
RETAIL SPACE  
FOR DOLLAR TREE  
COUNTY OF YORK VIRGINIA

PROJECT NO.: 22-0273/MHE 2023-27  
DRAWING: CON A  
SHEET: 1 OF 1



7-11 STORE  
CLARA BLOOMING, EST.  
CITY 22-0273-001-014  
PUB. DATE: 11/15/14  
ZONED: R10

N. OR E.  
JAMES H. WARDEN JR.  
CITY 22-0273-001-016  
PUB. DATE: 11/15/14  
ZONED: R10  
LOT 5  
17,251 S.F.  
0.3974 AC.

N. OR E.  
PRIORITY UTILITIES INC.  
CITY 22-0273-001-017  
PUB. DATE: 11/15/14  
ZONED: R10  
LOT 4  
0.5733 AC.

N. OR E.  
PRIORITY UTILITIES INC.  
CITY 22-0273-001-018  
PUB. DATE: 11/15/14  
ZONED: R10  
LOT 3  
22,360 S.F.  
0.5133 AC.

N. OR E.  
PRIORITY UTILITIES INC.  
CITY 22-0273-001-019  
PUB. DATE: 11/15/14  
ZONED: R10  
LOT 2  
19,179 S.F.  
0.4403 AC.

N. OR E.  
RETIRED TRUCK STATION  
CITY 22-0273-001-020  
PUB. DATE: 11/15/14  
ZONED: R10  
LOT 6  
43,945 S.F.  
1.0088 AC.

N. OR E.  
RETIRED TRUCK STATION  
CITY 22-0273-001-021  
PUB. DATE: 11/15/14  
ZONED: R10  
LOT 1  
17,856 S.F.  
0.4099 AC.

N. OR E.  
PROM HOLDINGS LLC  
CITY 22-0273-001-022  
PUB. DATE: 11/15/14  
ZONED: R10

BURTS ROAD  
ROUTE #709  
VARIABLE WIDTH R/W

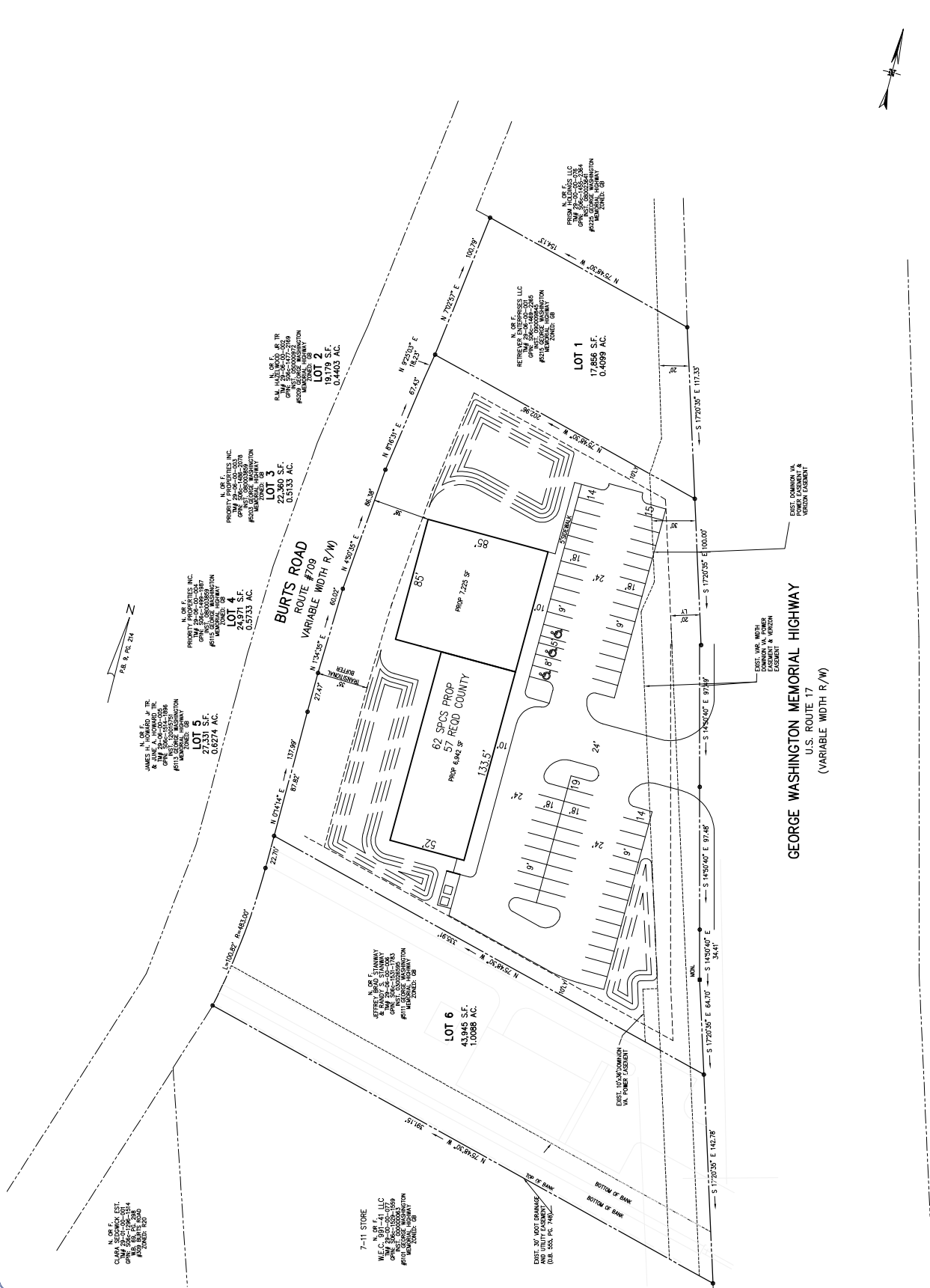
GEORGE WASHINGTON MEMORIAL HIGHWAY  
U.S. ROUTE 17  
(VARIABLE WIDTH R/W)

7-11 STORE  
W.E.C. N. OR E. LLC  
CITY 22-0273-001-023  
PUB. DATE: 11/15/14  
ZONED: R10

EXIST. 30' VOT BRANCH  
AND UTILITY EASEMENT  
CITY 22-0273-001-024  
PUB. DATE: 11/15/14  
ZONED: R10

EXIST. 30' VOT BRANCH  
AND UTILITY EASEMENT  
CITY 22-0273-001-025  
PUB. DATE: 11/15/14  
ZONED: R10

EXIST. 30' VOT BRANCH  
AND UTILITY EASEMENT  
CITY 22-0273-001-026  
PUB. DATE: 11/15/14  
ZONED: R10



DESIGNED: MEH  
 DRAWN: BMB  
 CHECKED: MEH  
 DATE: September 20, 2023

MHE CIVIL ENGINEERS LLC  
 205 WALDEN DRIVE YORKTOWN VA  
 757-812-9818  
 me@mhecivilengineers.com

CONCEPT B  
 RETAIL SPACE  
 FOR DOLLAR TREE  
 COUNTY OF YORK VIRGINIA

PROJECT NO.: 22-0273/MHE 2023-27  
 DRAWING: CON B  
 SHEET: 1 OF 1

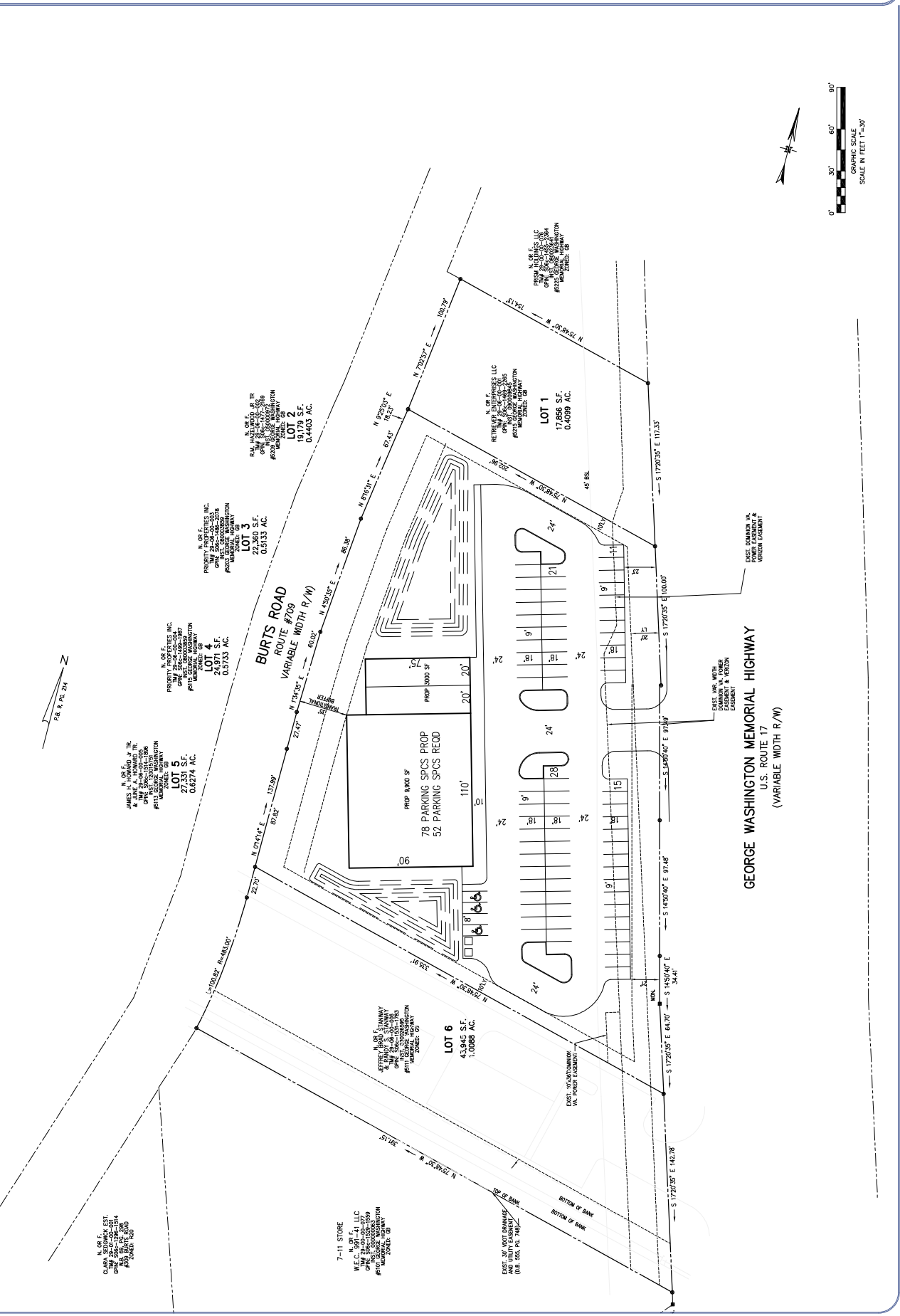
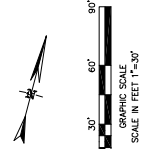


FIG. & P.C. 2/4



REVISIONS:

# Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups

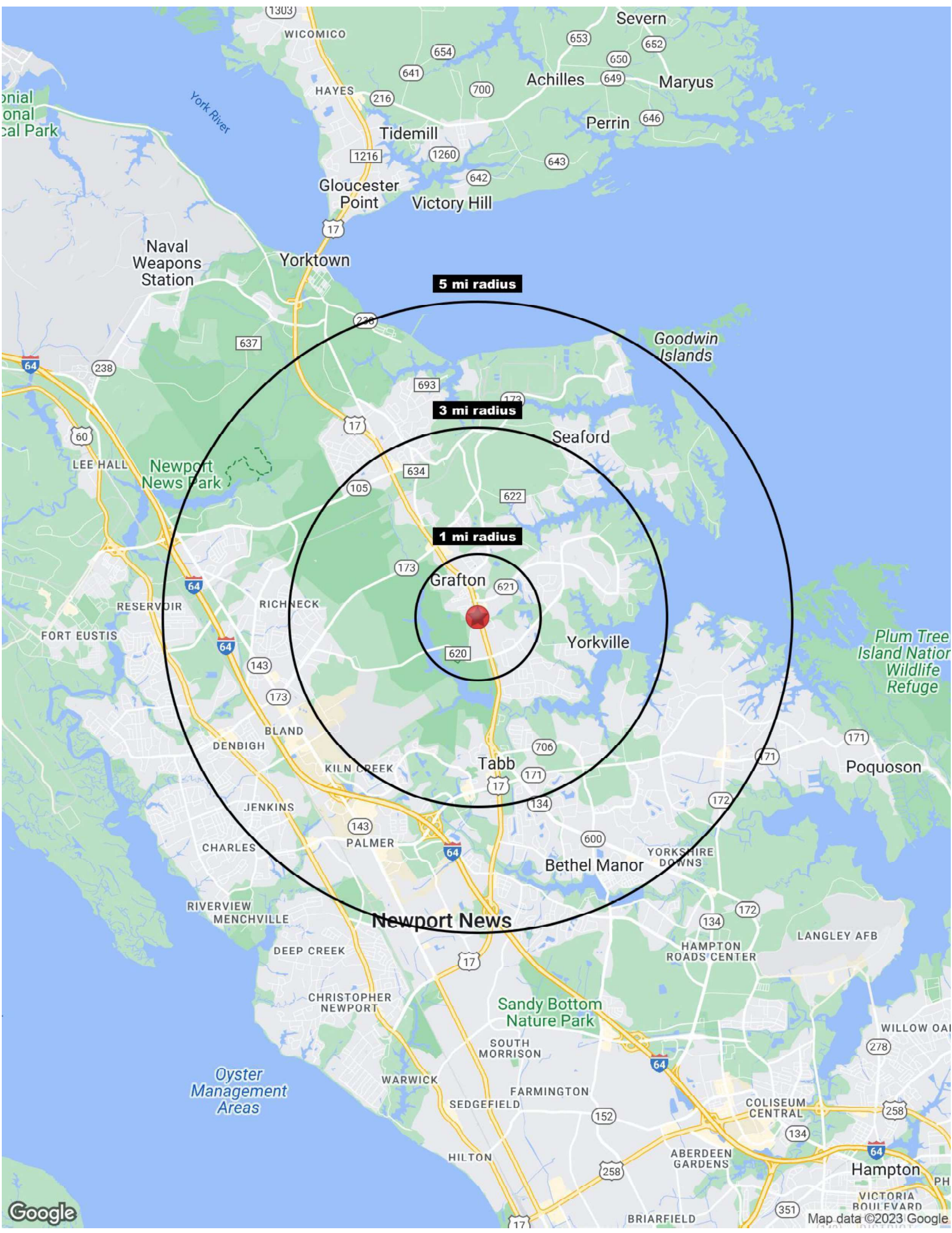


Retail Advisors, Inc.  
 Lat/Lon: 37.1566/-76.463

<b>5115 George Washington Memorial Hwy Yorktown, VA 23692</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2023 Estimated Population	6,317	32,812	130,704
2028 Projected Population	6,354	33,394	131,579
2020 Census Population	6,109	32,218	130,099
2010 Census Population	5,907	30,352	122,608
Projected Annual Growth 2023 to 2028	0.1%	0.4%	0.1%
Historical Annual Growth 2010 to 2023	0.5%	0.6%	0.5%
2023 Median Age	40.6	43.0	37.0
<b>Households</b>			
2023 Estimated Households	2,673	13,144	52,654
2028 Projected Households	2,747	13,432	52,042
2020 Census Households	2,558	12,768	51,845
2010 Census Households	2,423	11,751	47,462
Projected Annual Growth 2023 to 2028	0.5%	0.4%	-0.2%
Historical Annual Growth 2010 to 2023	0.8%	0.9%	0.8%
<b>Race and Ethnicity</b>			
2023 Estimated White	75.3%	70.4%	55.8%
2023 Estimated Black or African American	9.8%	14.9%	27.8%
2023 Estimated Asian or Pacific Islander	5.3%	6.1%	5.6%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2023 Estimated Other Races	9.3%	8.3%	10.5%
2023 Estimated Hispanic	7.8%	6.6%	9.2%
<b>Income</b>			
2023 Estimated Average Household Income	\$95,202	\$116,551	\$110,374
2023 Estimated Median Household Income	\$83,951	\$103,396	\$86,704
2023 Estimated Per Capita Income	\$40,315	\$46,748	\$44,566
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.1%	2.1%
2023 Estimated Some High School (Grade Level 9 to 11)	3.9%	2.9%	3.8%
2023 Estimated High School Graduate	21.0%	19.1%	23.3%
2023 Estimated Some College	22.3%	18.0%	19.7%
2023 Estimated Associates Degree Only	11.1%	9.4%	10.2%
2023 Estimated Bachelors Degree Only	24.1%	27.7%	23.2%
2023 Estimated Graduate Degree	15.3%	20.8%	17.7%
<b>Business</b>			
2023 Estimated Total Businesses	259	1,205	4,841
2023 Estimated Total Employees	2,311	9,629	42,973
2023 Estimated Employee Population per Business	8.9	8.0	8.9
2023 Estimated Residential Population per Business	24.4	27.2	27.0

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



5 mi radius

3 mi radius

1 mi radius

Grafton

Newport News