

PRIME
RETAIL/OFFICE
SITE

CROSSROADS LOCATION
GLOUCESTER, VA

- 1.38 ac
- Developed site. 6000 sf footprint
- Gloucester's Main Street corridor
- High growth community



7321 John Clayton Memorial Highway
Gloucester, VA 23061

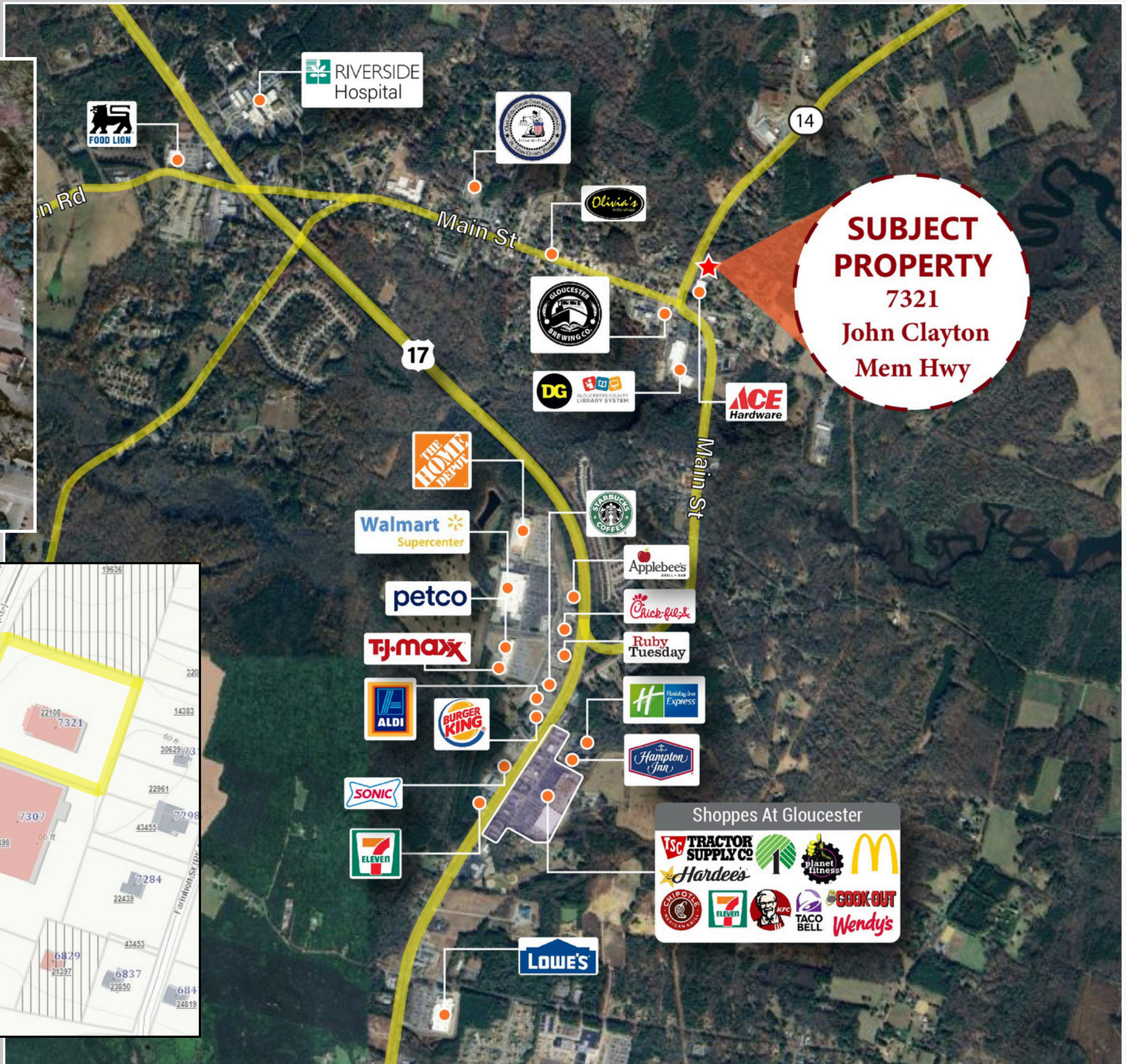
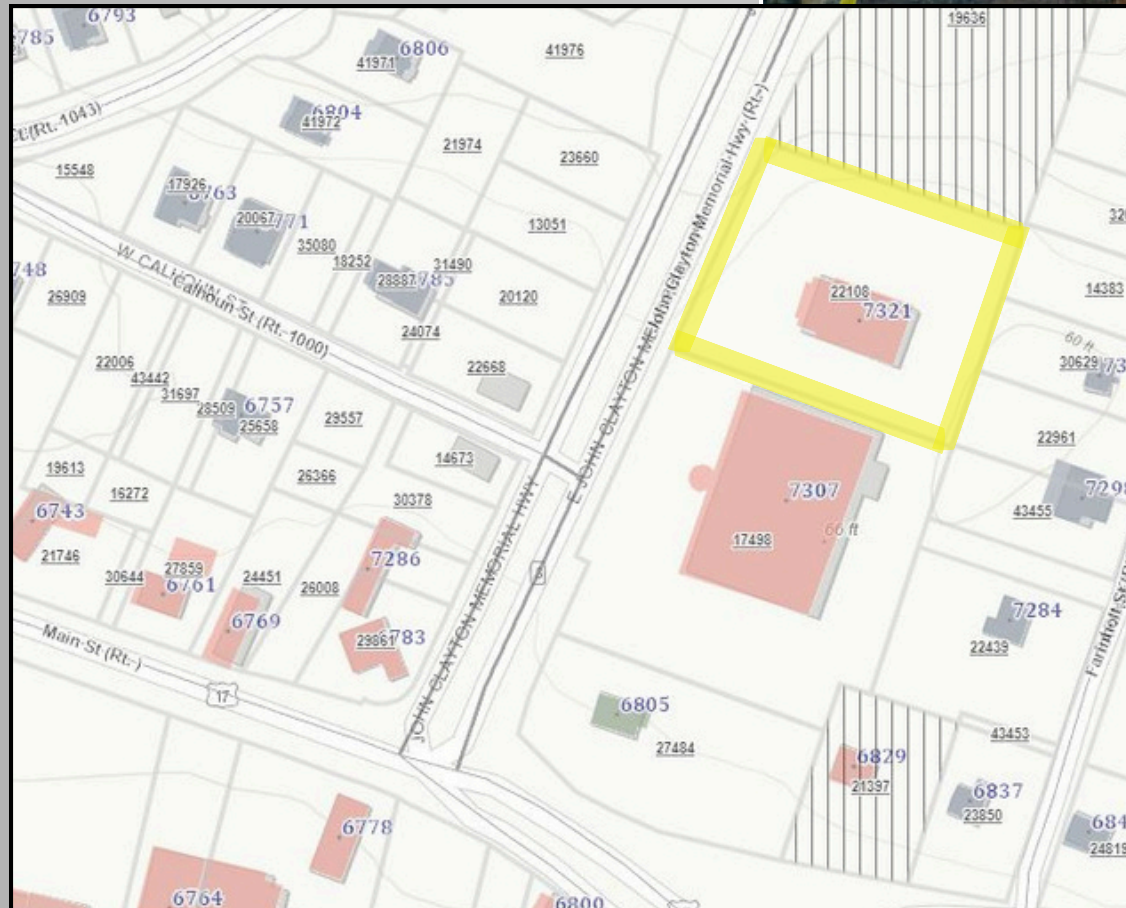
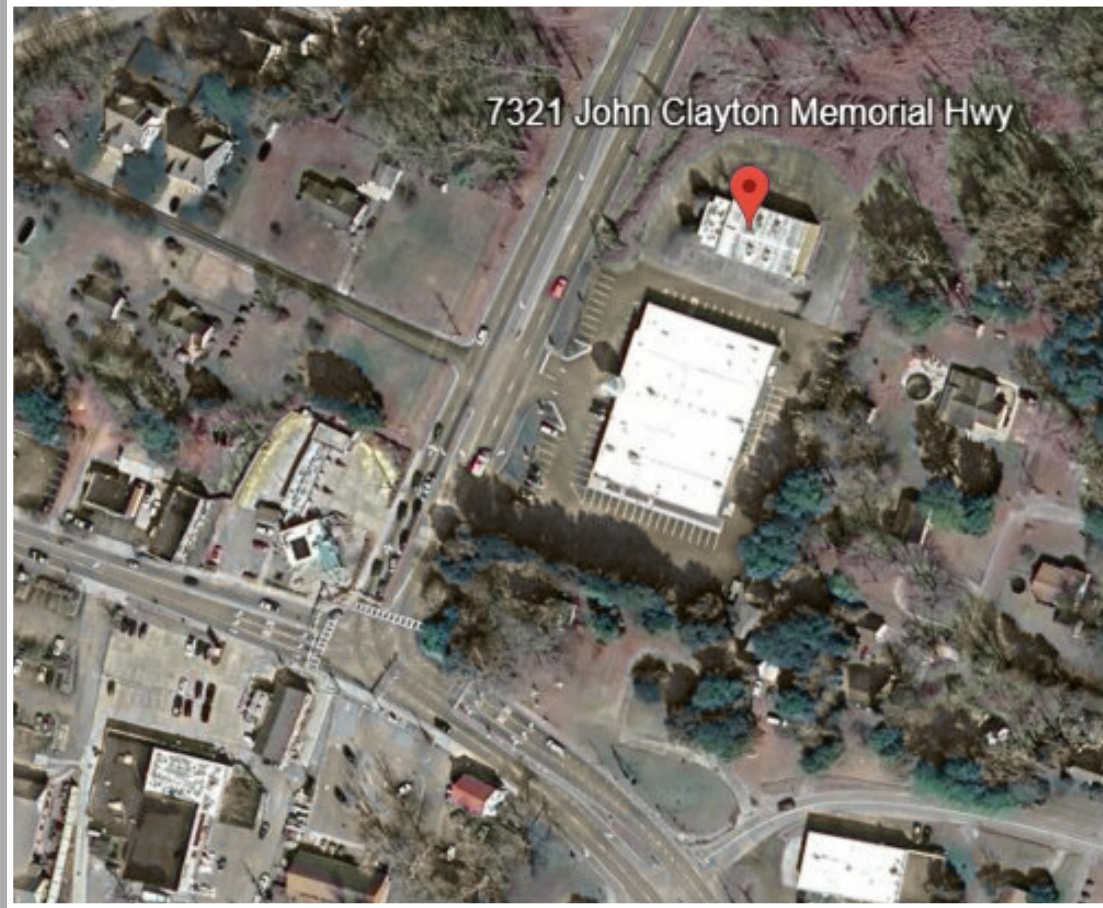
PROPERTY OVERVIEW

Former theater with outstanding redevelopment potential for retail, office and medical. Offers a “Main and Main” location figuratively and literally with its ideal positioning at the intersection of Main St. and Rt 14.

- 1.38 ac developed site
- Direct access to signalized corner
- Approx 6000 sf building footprint
- Zoned B-2
- Central trade area for Gloucester County
- Most desirable commercial district in region
- Near Walmart, hospital and all major retail
- Limited options in submarket
- Regional pull includes Mathews, Tappahannock & Northern Neck

\$650,000





- In the heart of the Gloucester Courthouse/Main St trade area
- 10 min to Mathews
- 30 min to Northern Neck
- 45 min to Tappahannock
- 1 hr to Richmond



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