

FOR LEASE

RETAIL SPACE

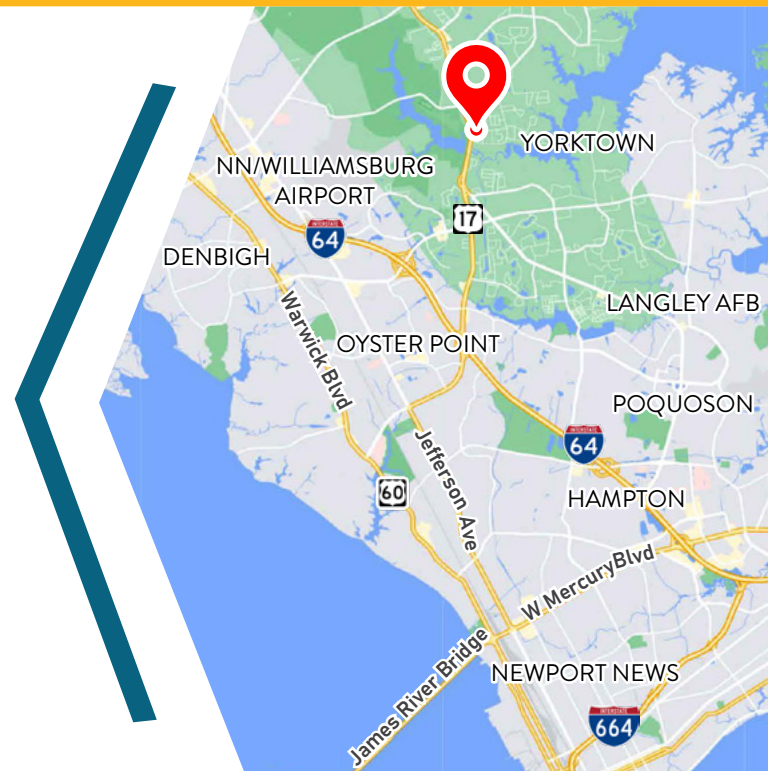
Grafton Square
4740 George Washington Memorial Hwy.
Yorktown, VA 23692



LEASE RATE: \$15.00 PSF | NNN

ABOUT PROPERTY

- 2,000 SF end-cap unit
- Located in York County on heavily traveled George Washington Memorial Hwy.
- Traffic Count: 44,000 Vehicles Per Day (ESRI 2023)
- Join MD Express Urgent Care and Papa John's
- Monument signage
- Zoned GB - General Business
- Excellent for retail or service business



For more information:
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RETAIL SPACE FOR LEASE

Grafton Square

DEMOGRAPHICS



| 2024 Summary | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|-----------|-----------|
| Population | 4,473 | 33,230 | 135,709 |
| Households | 1,778 | 13,099 | 55,326 |
| Families | 1,230 | 9,308 | 35,718 |
| Average Household Size | 2.52 | 2.52 | 2.43 |
| Owner Occupied Housing Units | 1,179 | 10,109 | 31,944 |
| Renter Occupied Housing Units | 599 | 2,990 | 23,382 |
| Median Age | 39.5 | 43.6 | 37.9 |
| Median Household Income | \$100,603 | \$109,214 | \$84,804 |
| Average Household Income | \$119,270 | \$134,225 | \$111,280 |

KEY FACTS WITHIN 3 MILES

 **33,230**
POPULATION

 **43.6** MEDIAN AGE

 **2.52** AVG. HOUSEHOLD SIZE

\$134,225
Average Household Income

 **1,173**
TOTAL BUSINESSES

 **14,816**
TOTAL EMPLOYEES

For more information:

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