



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

# FOR LEASE

WASHINGTON SQUARE SHOPPING CENTER



5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY  
GRAFTON, VA 23692

**BRODY TUCKER**  
ASSOCIATE  
O. 757.640.2235  
BTUCKER@SLNUSBAUM.COM

**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM

**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS



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

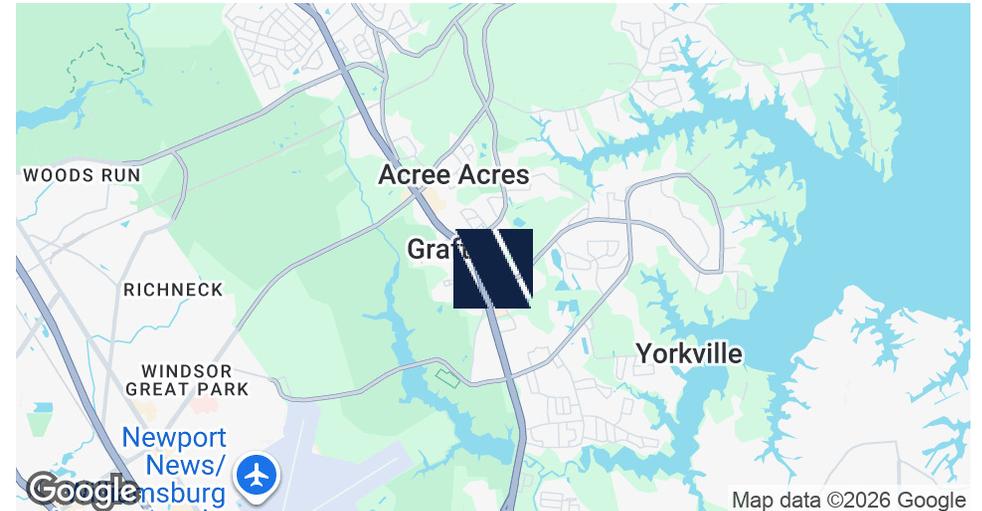
# PROPERTY SUMMARY

5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY  
GRAFTON, VA 23692



## PROPERTY DESCRIPTION

Experience the prime leasing opportunity at 5206-5340 George Washington Memorial Highway, Grafton, VA, 23692. This commercial property offers strong traffic volume and a diverse tenant mix, including anchor tenants such as Food Lion, Roses Department Store, and Goodwill. Boasting ample parking and a strategic layout, the property provides a versatile canvas for businesses to thrive. With two outparcels available, the potential for creating a dynamic retail destination is unlimited. This sought-after property presents an enticing opportunity to elevate your brand and establish a prominent presence in this bustling commercial corridor. Don't miss the chance to secure your business's future in this highly desirable location.



**BRODY TUCKER**  
ASSOCIATE  
O. 757.640.2235  
BTUCKER@SLNUSBAUM.COM

**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM

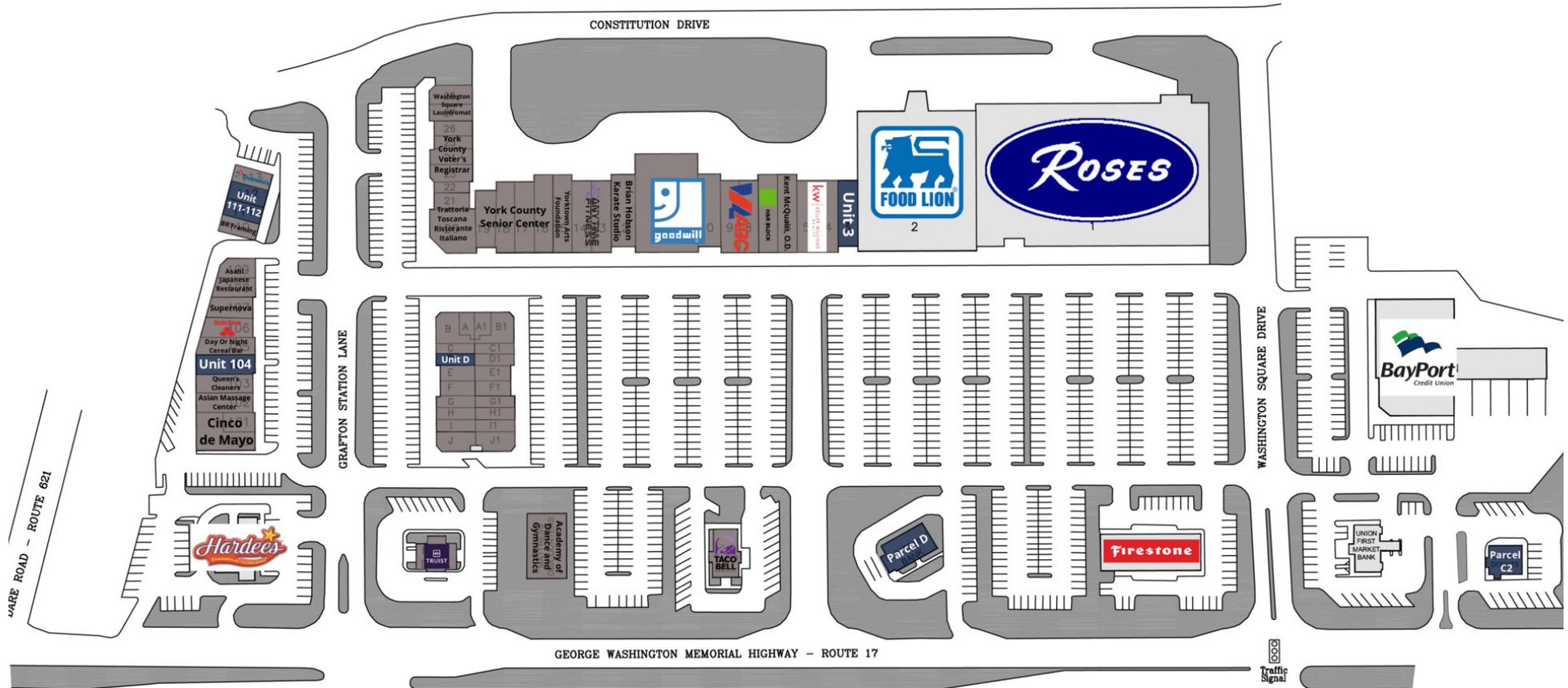




S.L. NUSBAUM  
REALTY CO.

# SITE PLAN

5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY  
GRAFTON, VA 23692



## LEGEND

Available

Unavailable

**BRODY TUCKER**  
ASSOCIATE  
O. 757.640.2235  
BTUCKER@SLNUSBAUM.COM

**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



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

# VACANCY OVERVIEW

5 2 0 6 - 5 3 4 0 GEORGE WASHINGTON MEMORIAL HIGHWAY  
GRAFTON, VA 23692

## LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	750 - 2,854 SF	Lease Rate:	Contact Agent

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
■ Unit 3	Available	2,142 SF	NNN
■ Unit 104	Available	1,875 SF	NNN
■ Unit 111-112	Available	2,250 SF	NNN
■ Unit D	Available	750 SF	NNN
■ Parcel C2	Available	1,845 SF	Ground Lease
■ Parcel D	Available	2,854 SF	Ground Lease

**BRODY TUCKER**  
ASSOCIATE  
O. 757.640.2235  
BTUCKER@SLNUSBAUM.COM

**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM





S.L. NUSBAUM  
REALTY CO.

# AREA RETAIL

5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY  
GRAFTON, VA 23692



Google

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

**BRODY TUCKER**  
ASSOCIATE  
O. 757.640.2235  
BTUCKER@SLNUSBAUM.COM

**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM





S.L. NUSBAUM  
REALTY CO.

# ADDITIONAL PHOTOS

5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY  
GRAFTON, VA 23692



**BRODY TUCKER**  
ASSOCIATE  
O. 757.640.2235  
BTUCKER@SLNUSBAUM.COM

**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM

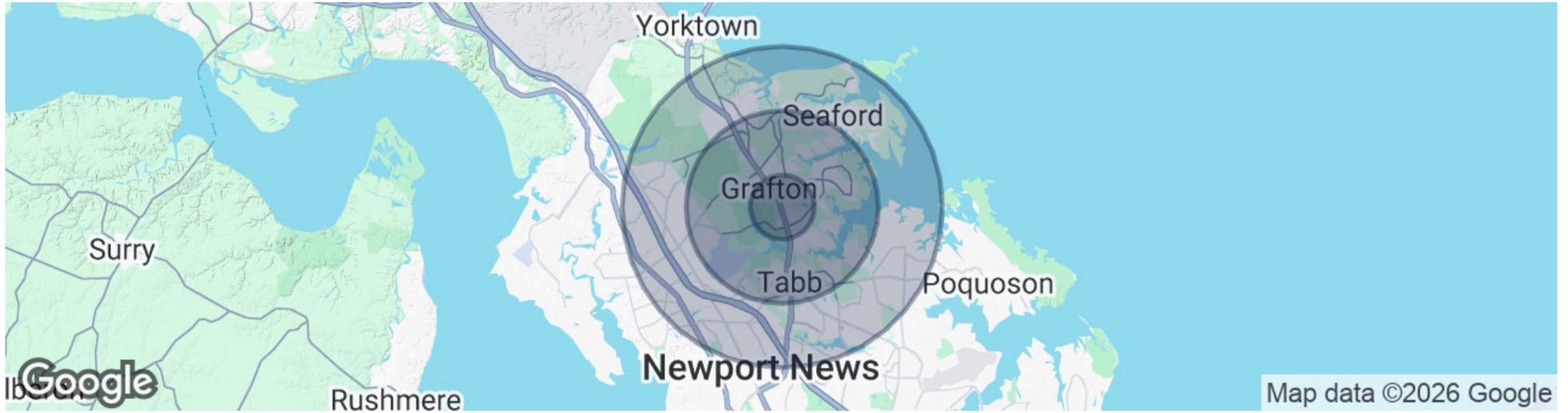




S.L. NUSBAUM  
REALTY CO.

# DEMOGRAPHICS MAP & REPORT

5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY  
GRAFTON, VA 23692



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,556	29,845	119,724
Average Age	39.9	41.6	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,667	11,511	46,369
# Of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$85,226	\$103,356	\$85,121
Average House Value	\$280,687	\$320,767	\$279,440

\* Demographics derived from 2020 CoStar data

**BRODY TUCKER**  
ASSOCIATE  
O. 757.640.2235  
BTUCKER@SLNUSBAUM.COM

**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM



# CONTACT US



S.L. NUSBAUM  
REALTY CO.



**BRODY TUCKER**  
ASSOCIATE  
O. 757.640.2235  
BTUCKER@SLNUSBAUM.COM



**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM

**S.L. NUSBAUM REALTY CO.**  
440 MONTICELLO AVENUE, SUITE 1700, NORFOLK, VA 23510  
757.627.8611  
SLNUSBAUM.COM

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

**DISCLAIMER:**  
No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.