

RETAIL FOR SALE

1467 GEORGE WASHINGTON MEMORIAL HWY
GLOUCESTER, VA 23062



FOR SALE

KW COMMERCIAL | KW ELITE 757
3207 Churchland Boulevard
Chesapeake, VA 23321

PRESENTED BY:

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EXECUTIVE SUMMARY

1467 GEORGE WASHINGTON MEMORIAL HIGHWAY



OFFERING SUMMARY

PRICE:	\$575,000
BUILDING SF:	+/- 2,055
PRICE / SF:	\$280 PSF
LOT SIZE:	0.17 Acres
SIGNAGE:	Building
RENOVATED:	2018
PARKING:	Surface

PROPERTY DESCRIPTION

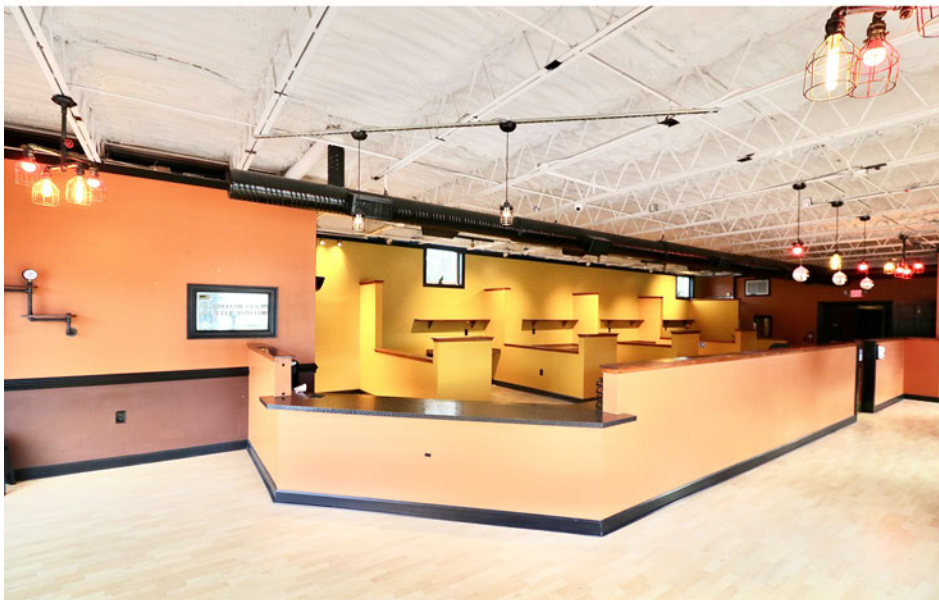
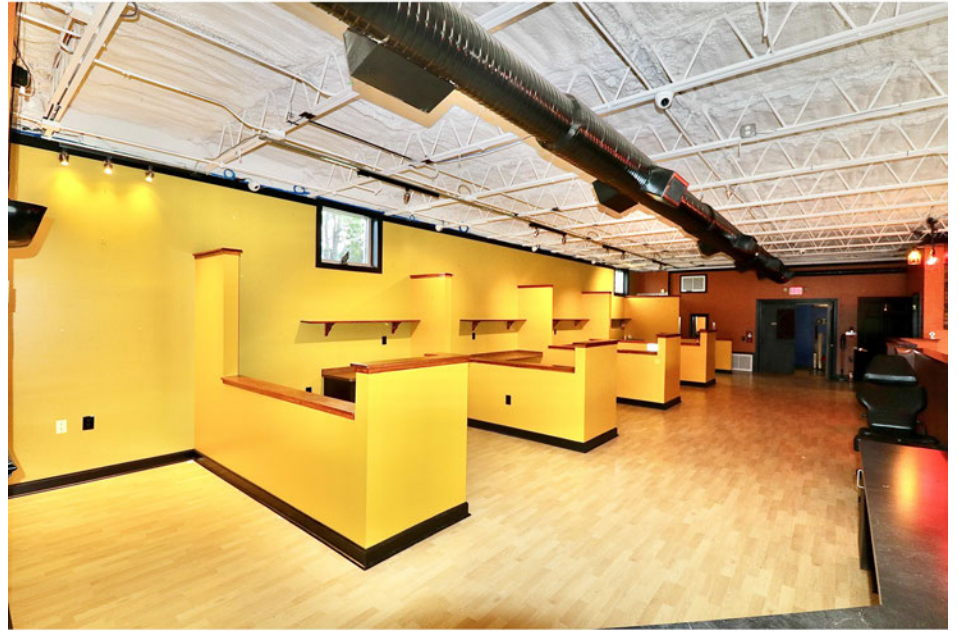
Located at 1467 George Washington Memorial Highway in Gloucester Point, VA, this beautifully renovated property offers 2,055 SF of premium space with unmatched visibility along the busy Route 17 corridor. Originally updated in 2018, the building boasts top-of-the-line finishes and meticulous craftsmanship throughout, making it ideal for a variety of uses. The modern upgrades complement its excellent curb appeal, creating a turn-key opportunity for an owner-occupier or tenant looking to capitalize on its high-traffic location. Convenient access and excellent visibility enhances its functionality and value.

LOCATION OVERVIEW

Situated in the vibrant Gloucester Point area, this property is strategically located near the bustling Route 17, a major arterial road connecting Gloucester to Newport News and the Hampton Roads region. The area is home to a mix of thriving businesses, residential neighborhoods, and educational institutions. Local amenities include grocery stores, restaurants, banks, and retail centers, serving a diverse and growing population. This property's location offers a unique blend of convenience, visibility, and access to a thriving community, making it a standout choice for businesses looking to grow or establish their presence in Gloucester Point.

PROPERTY PHOTOS

1467 GEORGE WASHINGTON MEMORIAL HIGHWAY



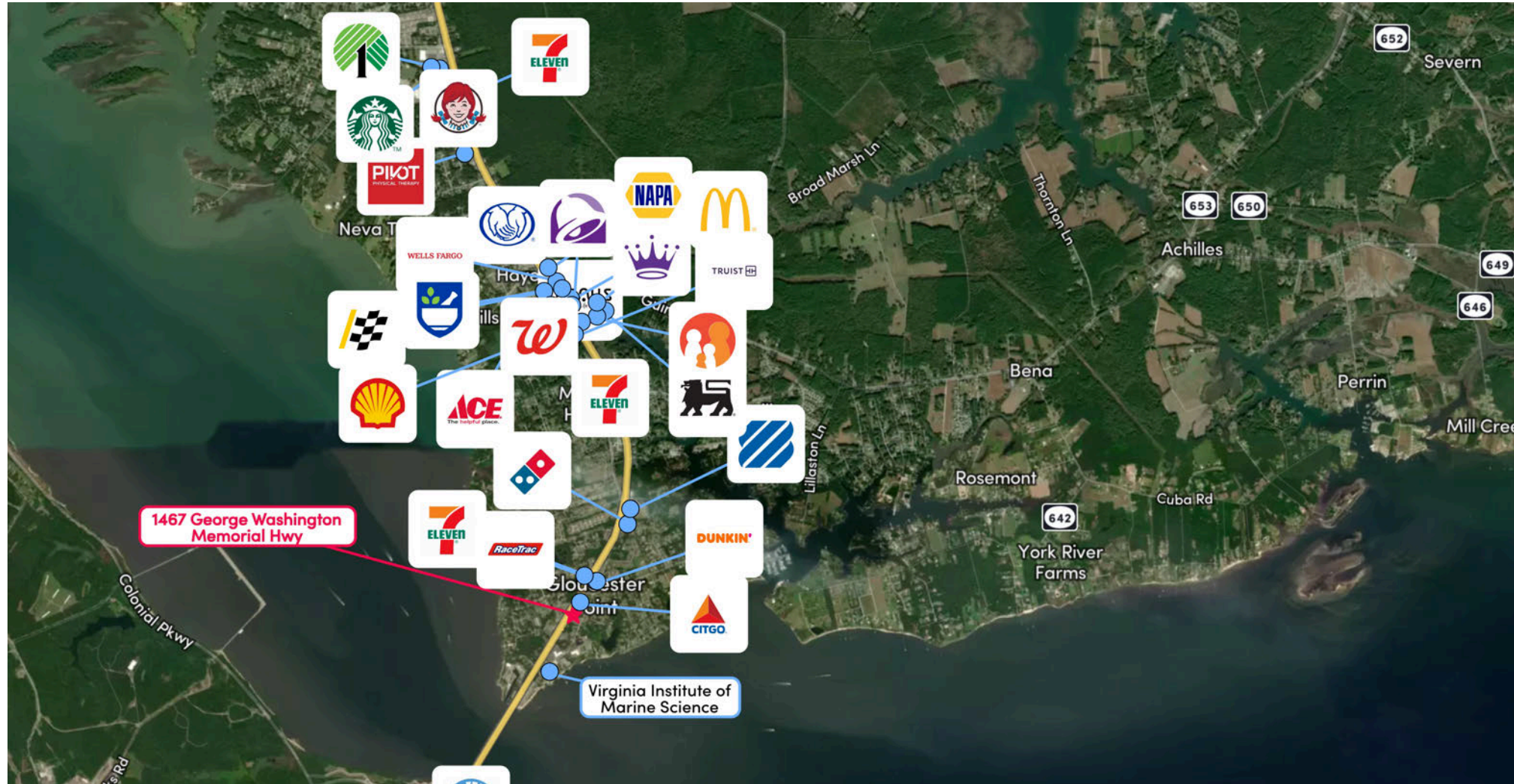
FLOOR PLAN

1467 GEORGE WASHINGTON MEMORIAL HIGHWAY

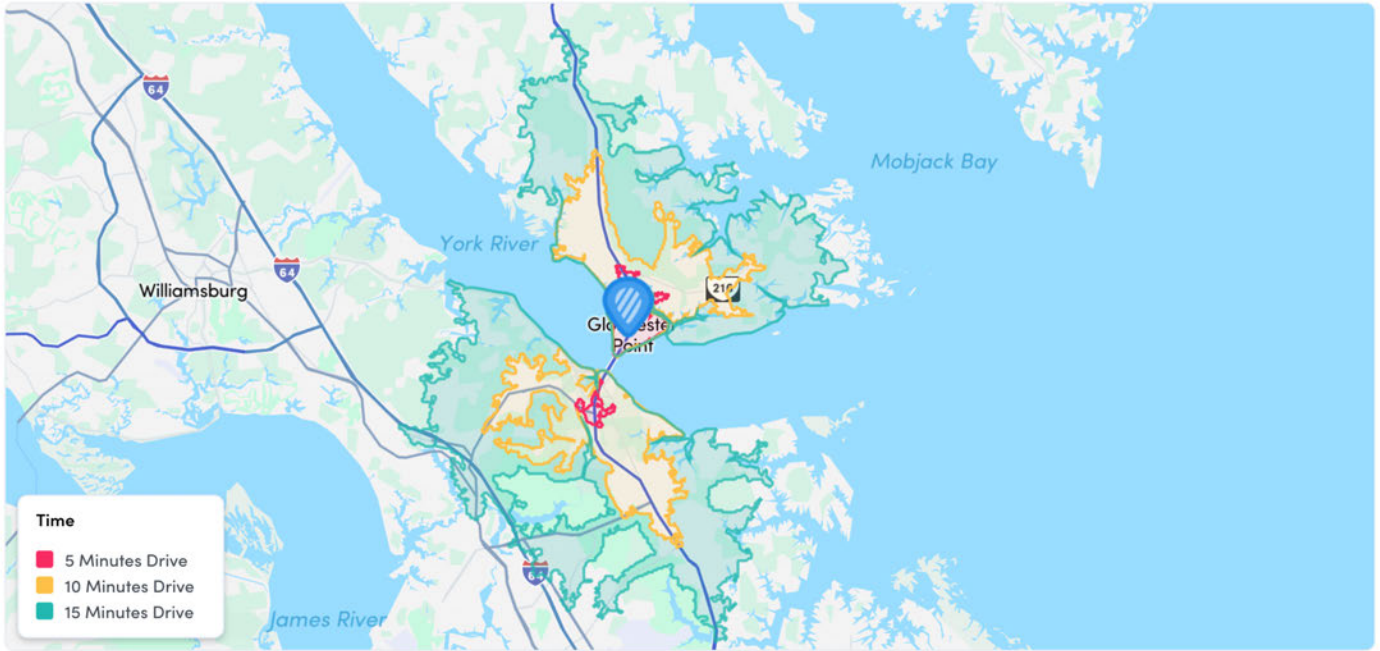


AERIAL

1467 GEORGE WASHINGTON MEMORIAL HIGHWAY



Drive Time Map



Travel Mode

- Driving
- Walking
- Public Transport

Drive Time

- Minutes
- Minutes
- Minutes

Time

Mon

Direction

- Inbound
- Outbound

Radius Rings

[+ Add](#)

Overview

5 minutes

10 minutes

15 minutes



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Population	3,140	3,251	17,449	18,212	37,279	38,524
Workday Population	1,515	--	7,581	--	25,045	--
Population Growth: Current to 5YR	--	3.535%	--	4.373%	--	3.34%

Households

5 minutes

10 minutes

15 minutes



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Total Households	1,375	1,425	7,164	7,477	14,864	15,403
Nonfamily Households	--	--	--	--	--	--

Housing Units

5 minutes

10 minutes

15 minutes



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Total Housing Units	1,499	1,550	7,780	8,100	16,046	16,594
Vacant Housing Units	124	125	616	622	1,182	1,192
Renter Occupied Housing Units	509	529	2,250	2,349	4,519	4,682
Owner Occupied Housing Units	865	895	4,914	5,128	10,345	10,721

Gender

5 minutes

10 minutes

15 minutes



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Male	1,485	1,536	8,377	8,742	18,052	18,646
Female	1,656	1,715	9,072	9,470	19,228	19,878

Ethnicity

5 minutes

10 minutes

15 minutes



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
White	2,480	2,526	12,849	13,039	24,894	24,811
Black	325	335	2,303	2,494	6,406	6,907
American Indian	5	6	52	60	118	132
Asian	43	46	393	439	1,259	1,356
Native Hawaiian / Pacific Islander	2	1	13	10	48	43
Other	37	47	280	325	876	964
2+ Races	249	289	1,558	1,844	3,678	4,311
% Hispanic	5.796%	7.044%	6.545%	7.649%	7.945%	8.958%

Age

5 minutes

10 minutes

15 minutes



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Age 0 - 4	166	167	927	965	2,039	2,115
Age 5 - 9	173	180	970	976	2,036	2,035
Age 10 - 14	155	170	1,029	1,005	2,334	2,188
Age 15 - 17	106	96	636	650	1,452	1,455
Age 18 - 20	115	110	671	696	1,563	1,600
Age 21 - 24	155	160	866	945	1,978	2,151
Age 25 - 34	371	350	1,851	1,942	4,225	4,348
Age 35 - 44	407	454	2,278	2,271	4,884	4,840
Age 45 - 54	347	354	1,986	2,153	4,320	4,655
Age 55 - 64	443	387	2,433	2,169	5,019	4,469
Age 65 - 74	398	459	2,119	2,466	4,305	4,971
Age 75 - 84	235	288	1,268	1,523	2,394	2,888
Age 85+	70	78	414	450	731	811
Median Age	43	44	44	44	42	43
Median Age, Male	42	42	42	42	40	41
Median Age, Female	45	46	45	46	44	44
Average Age	43	44	43	43	41	42
Average Age, Male	42	45	41	45	40	43
Average Age, Female	44	--	44	--	43	--

Marital Status

5 minutes

10 minutes

15 minutes



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Never Married	822	847	3,507	3,694	7,953	8,279
Married, Spouse Present	1,190	1,227	7,765	8,145	16,244	16,940
Married, Spouse Absent	104	109	645	685	1,394	1,451
Divorced	280	291	1,485	1,564	3,230	3,371
Widowed	251	260	1,121	1,180	2,049	2,143

Value of Owner Occupied Housing Units

5 minutes

10 minutes

15 minutes



	5 minutes		10 minutes		15 minutes	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
< \$20,000	2	3	50	42	155	134
\$20,000 - \$39,999	1	--	30	28	147	128
\$40,000 - \$59,999	29	9	53	44	66	87
\$60,000 - \$79,999	1	17	6	30	43	67
\$80,000 - \$99,999	4	2	27	11	46	23
\$100,000 - \$149,999	6	5	110	73	241	162
\$150,000 - \$199,999	65	33	396	299	808	513
\$200,000 - \$299,999	322	261	1,155	954	2,645	2,209
\$300,000 - \$399,999	227	240	1,190	1,134	2,359	2,395
\$400,000 - \$499,999	125	161	935	972	1,879	1,916
\$500,000 - \$749,999	56	120	700	1,039	1,394	2,051
\$750,000 - \$999,999	16	27	180	340	363	677
\$1,000,000 - \$1,499,999	11	13	67	121	142	248
\$1,500,000 - \$1,999,999	--	5	13	31	32	67
\$2,000,000+	--	--	4	12	26	43
Median Value	\$310.6k	\$352.4k	\$353.6k	\$398.7k	\$351k	\$394.9k
Average Value	\$345.5k	\$401.3k	\$389.9k	\$449k	\$384.6k	\$441.4k

Types of Housing Units

5 minutes

10 minutes

15 minutes



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Single Unit Detached	943	973	5,422	5,639	10,823	11,190
Single Unit Attached	143	149	655	686	1,817	1,881
2 Units	82	85	190	198	208	218
3 to 4 Units	20	21	222	229	611	627
5 to 19 Units	273	284	870	911	1,639	1,695
20 to 49 Units	--	--	--	--	1	1
50+ Units	--	--	126	127	224	228
Mobile Home	37	38	279	295	692	721
Other	1	1	16	16	31	32

Household Income

5 minutes

10 minutes

15 minutes



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
<\$15,000	120	111	423	399	775	727
\$15,000-\$24,999	93	97	435	425	811	767
\$25,000-\$34,999	59	74	378	413	844	798
\$35,000-\$49,999	222	155	930	852	1,929	1,860
\$50,000-\$74,999	247	281	1,016	1,002	2,049	1,986
\$75,000-\$99,999	147	151	980	938	2,238	2,104
\$100,000-\$124,999	145	133	909	893	1,900	1,920
\$125,000-\$149,999	162	134	718	780	1,390	1,548
\$150,000-\$199,999	104	168	713	863	1,498	1,748
\$200,000-\$249,999	42	64	326	431	668	893
\$250,000-\$499,999	28	45	255	358	572	765
\$500,000+	7	12	81	124	190	287
Median Household income	\$69.2k	\$74.9k	\$85.4k	\$92.3k	\$86.7k	\$93.9k
Average Household Income	\$88.3k	\$99.5k	\$104.7k	\$115.3k	\$106.4k	\$117k

Education

5 minutes

10 minutes

15 minutes



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
< 9th Grade	44	49	307	332	700	732
No High School Degree	153	160	884	927	1,477	1,541
High School Graduate	596	622	2,723	2,863	5,762	6,006
Some College, No Degree	556	580	3,174	3,344	6,527	6,812
Associate's Degree	215	224	1,148	1,197	2,547	2,636
Bachelor's Degree	313	323	2,236	2,346	5,073	5,298
Master's Degree	352	367	1,557	1,631	3,134	3,268
Professional Degree	3	2	102	109	284	298
Doctorate Degree	40	42	218	227	373	390

Labor Force

5 minutes

10 minutes

15 minutes



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Civilian Labor Force, Employed	1,376	1,420	7,567	7,949	16,898	17,588
Civilian Labor Force, Unemployed	21	21	282	294	780	806
Armed Forces	99	107	812	876	1,734	1,828
Not in Labor Force	1,116	1,155	5,650	5,931	10,974	11,479
% Civilian Labor Force Unemploy...	2%	1%	4%	4%	4%	4%

Travel Time to Work

5 minutes

10 minutes

15 minutes



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Travel Time: < 15 Minutes	526	543	1,761	1,850	3,604	3,764
Travel Time: 15 - 29 Minutes	298	311	2,122	2,257	6,019	6,279
Travel Time: 30 - 44 Minutes	267	276	2,117	2,244	4,294	4,507
Travel Time: 45 - 59 Minutes	73	76	675	712	1,618	1,688
Travel Time: 60+ Minutes	125	128	887	923	1,600	1,656
Average Travel Time	27	27	32	32	31	31

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David Tunnicliffe has partnered with KW Elite 757 in Chesapeake to launch the KW Commercial division in SE Virginia and NE North Carolina. In the past David was the Vice President of Commercial Leasing and Sales with Cushman & Wakefield | Thalheimer has served as Principal Broker with AFO Realty.

David's expertise spans over 13 years and focuses on leasing and sales, having represented national, regional, and local tenants, landlords, and developers in finding prime locations across Virginia and northeast North Carolina. David's industry leadership includes his role as the HRRRA Commercial Director. He leverages his in-depth knowledge of commercial real estate markets from Richmond to Virginia Beach and beyond, ensuring optimal outcomes for his clients.

David graduated with honors from Old Dominion University in 2007, earning a double major in Business Management and Decision Science, along with a minor in Music Performance. Outside of real estate, David is an accomplished endurance athlete, having competed in marathons, ultra-marathons, and half-ironman races, as well as competitive sailing and stand-up paddle board racing. A resident of southeast Virginia since 2003, he has been married for over 17 years and is a dedicated father to four children and is an active member of his local community church.

ABOUT KW COMMERCIAL

KW Commercial is a rapidly growing division of Keller Williams Realty, leveraging the parent company's global reach and vast agent network to compete in the commercial real estate space. With more than 1,800 commercial agents across over 800 offices, KW Commercial is uniquely positioned to provide localized expertise with the backing of a powerful international brand. Their business model emphasizes technology-driven solutions, extensive agent training, and a focus on fostering relationships, allowing agents to meet the needs of clients across various property types, including office, retail, industrial, and multifamily assets. This large-scale infrastructure enables KW Commercial to deliver both boutique-level service and the resources of a global firm.

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