

FOR LEASE

Patriots Square Shopping Center

8100 George Washington Memorial Hwy
Yorktown, VA 23692



- ✓ Total sq. footage of 47,231
- ✓ Located in the heart of Yorktown, Virginia's Route 17 retail corridor
- ✓ Yorktown Battlefields, Colonial Parkway & York High School nearby
- ✓ 60,000 AADT traffic count @ Route 17
- ✓ Close proximity to I-64, the region's main highway with 200,000+ vehicles daily

Demographics	5 Min	10 Min	15 Min
Population	5,899	42,902	120,129
Households	2,440	17,621	47,826
Avg HH Income	\$144,454	\$115,791	\$113,915

Existing / Nearby Retailers:



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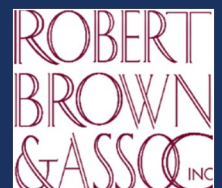
Robert R. Brown, Jr.

Director of Leasing

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41 Old Oyster Point Road - Suite A - Newport News, VA 23602 – (757) 461-0000

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UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
1	China Ocean Restaurant	1,200	8	Salty Salon	1,200
2	Tobacco Shop	1,345	9	Pizza Hut	1,200
3	USA Recruiters	3,446	10	Yorktown Cleaners	1,200
4	Nail Salon	900			
5	Transform Fitness	6,540			
6	Food Lion	29,000			
7	UPS Store	1,200			

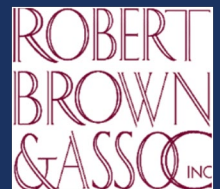
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