



## LOCATION DESCRIPTION

Freestanding building located at the signalized intersection of George Washington Memorial Highway and Lafayette Heights Drive in Hayes, Virginia

## PROPERTY HIGHLIGHTS

- 13,813 SF building available for lease and 2.7 acres available for sale
- Opportunity for potential redevelopment
- Ideal location for bank branch, restaurant, convenience store, and many other retail uses
- Half mile from the Coleman Bridge and close to York County and Newport News
- Traffic Count (ADT): George Washington Memorial Highway - 33,000



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,278	11,896	19,196
Households	1,060	4,984	7,634
Average HH Income	\$77,749	\$95,380	\$98,856
Median HH Income	\$62,618	\$70,511	\$75,444



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**REALTY INCOME**

**2460 GEORGE WASHINGTON MEMORIAL HWY  
HAYES, VA 23072**

# FOR SALE & LEASE



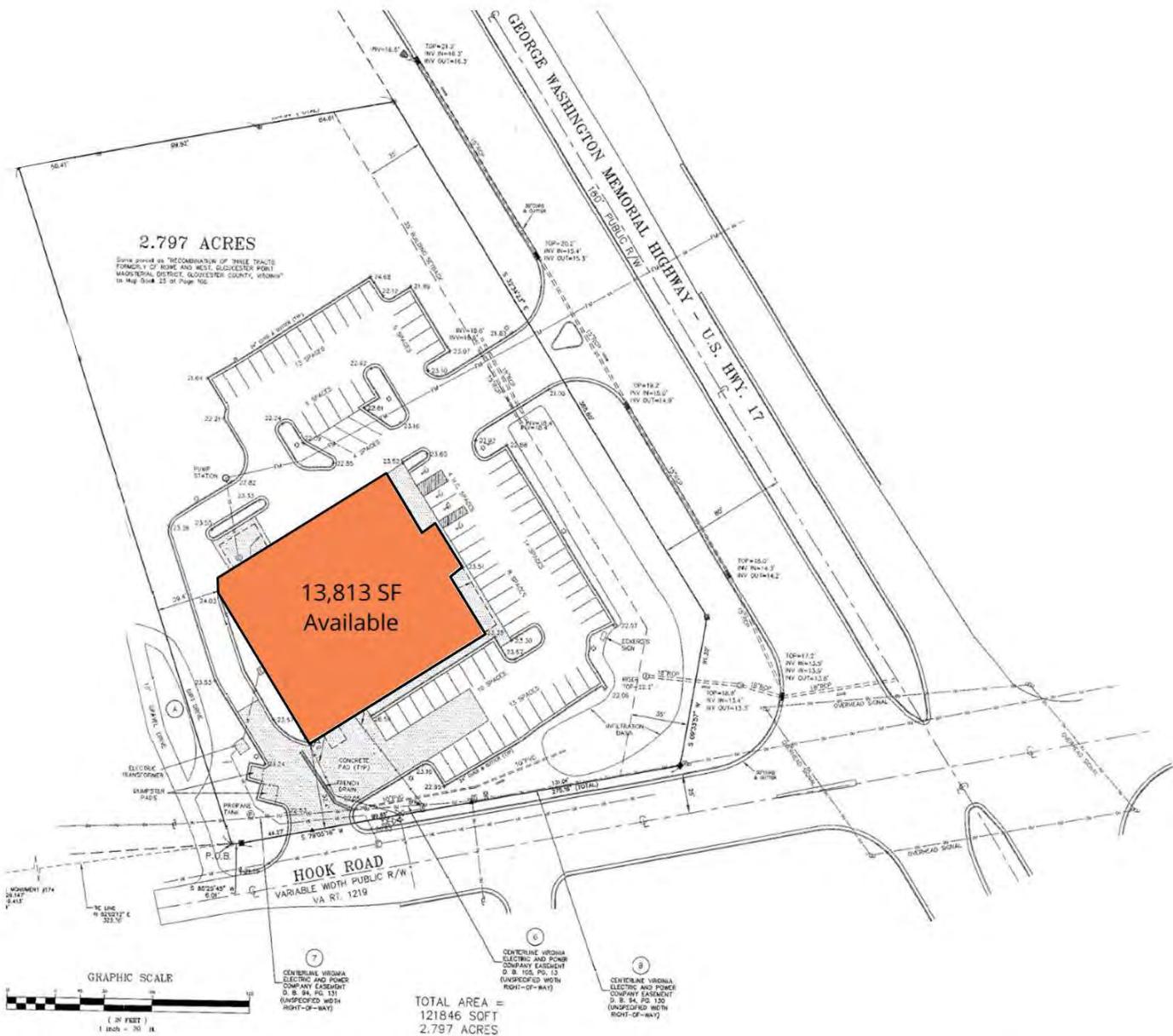
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The logo for Realty Income, featuring the word "REALTY" in a bold, black, sans-serif font next to a stylized red and yellow geometric shape that resembles a cube or a stylized letter "I", and the word "INCOME" in a bold, black, sans-serif font.