

MARKETPLACE AT YORKTOWN - KROGER ANCHORED SHOPPING CENTER

RETAIL SPACE AVAILABLE - FOR LEASE - 8,450 SF

6500 GEORGE WASHINGTON
MEMORIAL HIGHWAY 17,
YORKTOWN, VA 23692



2023 SUMMARY	3 Miles	5 Miles	10 Miles
Population	31,085	101,120	281,261
Households	12,185	41,144	113,286
Average Household Income	\$117,854	\$100,859	\$97,990

TRAFFIC COUNTS

Hwy 17—34,000 VPD
Rte 173—16,000 VPD

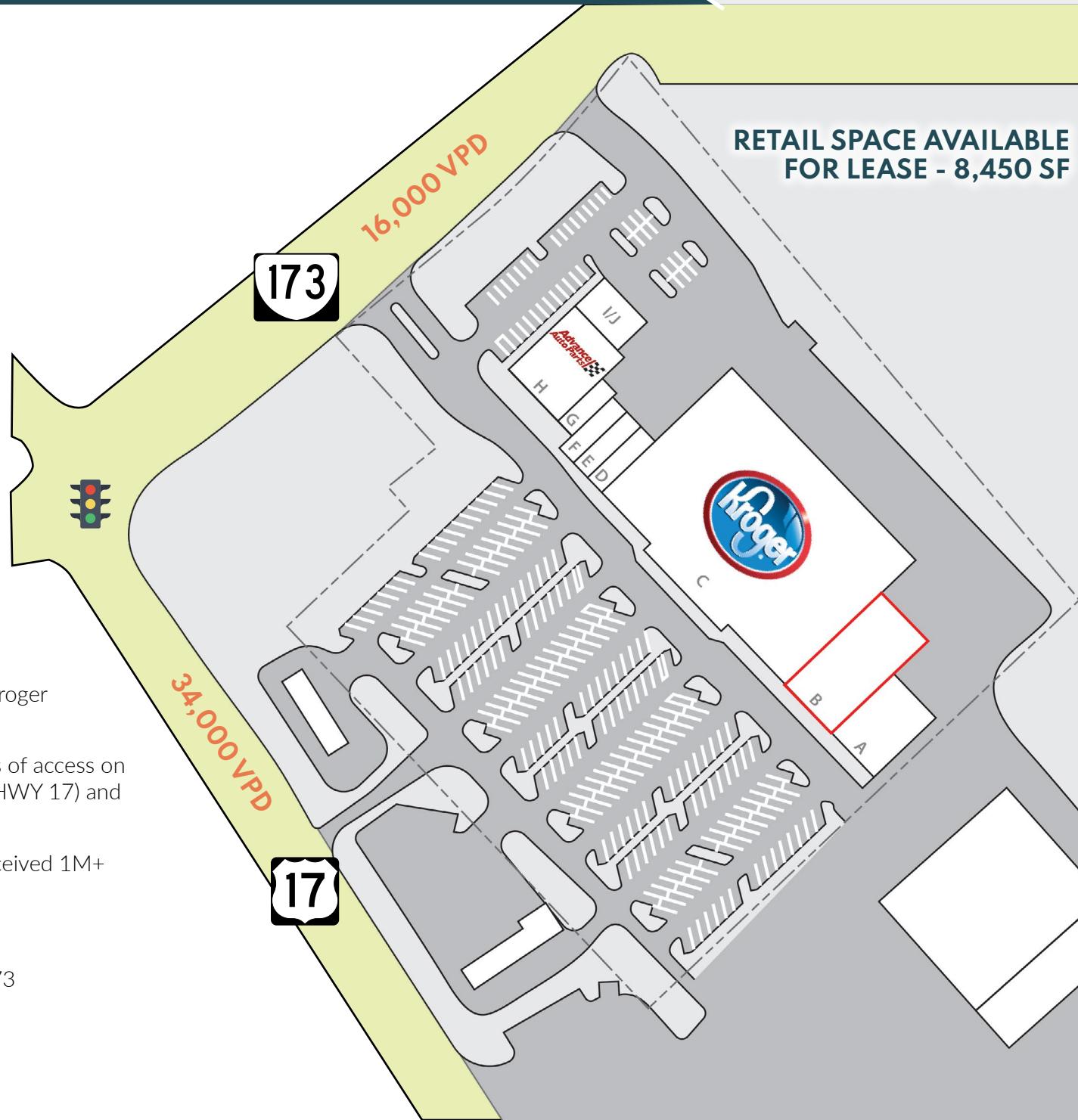
SITE PLAN

The Carrington Company

UNIT	TENANT	SQUARE FEET
A	Shorty's Diner	5,000
B	Retail Space Available	8,450
C	Kroger	45,500
D/E	Gus's New York Pizza	2,800
F	Main Moon	1,400
G	Grafton Nails	1,200
H	Advance Auto Parts	6,300
I/J	Grafton Beauty	2,400
PAD	Kroger Fuel	3,200
TOTAL		73,550

CENTER HIGHLIGHTS

- Highly trafficked and strong performing Kroger anchored center
- Excellent accessibility with multiple points of access on George Washington Memorial Highway (HWY 17) and Goodwin Neck Rd (RTE 173)
- Per Placer.ai, Marketplace at Yorktown received 1M+ visits in the past 12-months.
- Ample parking
- Pylon signage on both HWY 17 & RTE 173
- Resurfaced lot and LED lighting upgrades



EXTERIOR PHOTOS

The
Carrington
Company



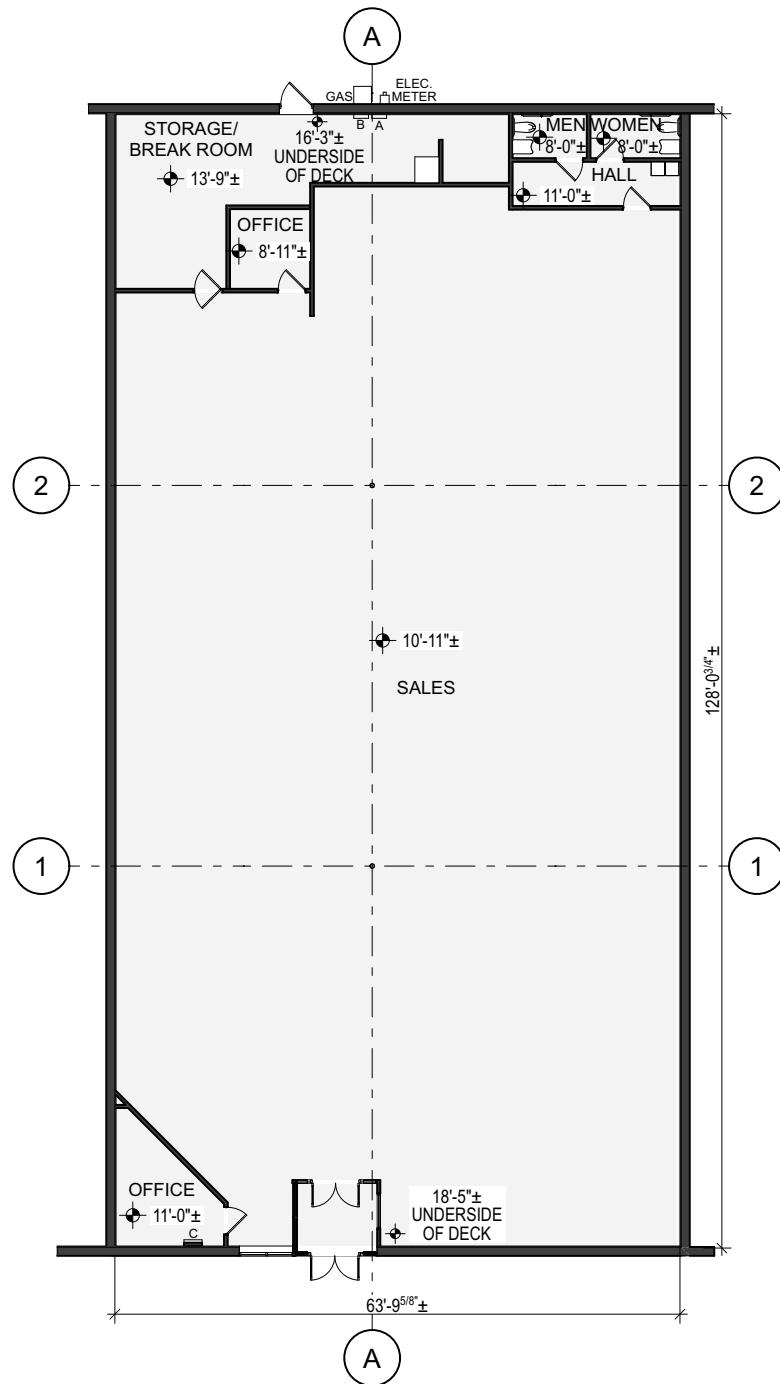
INTERIOR PHOTOS

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Company



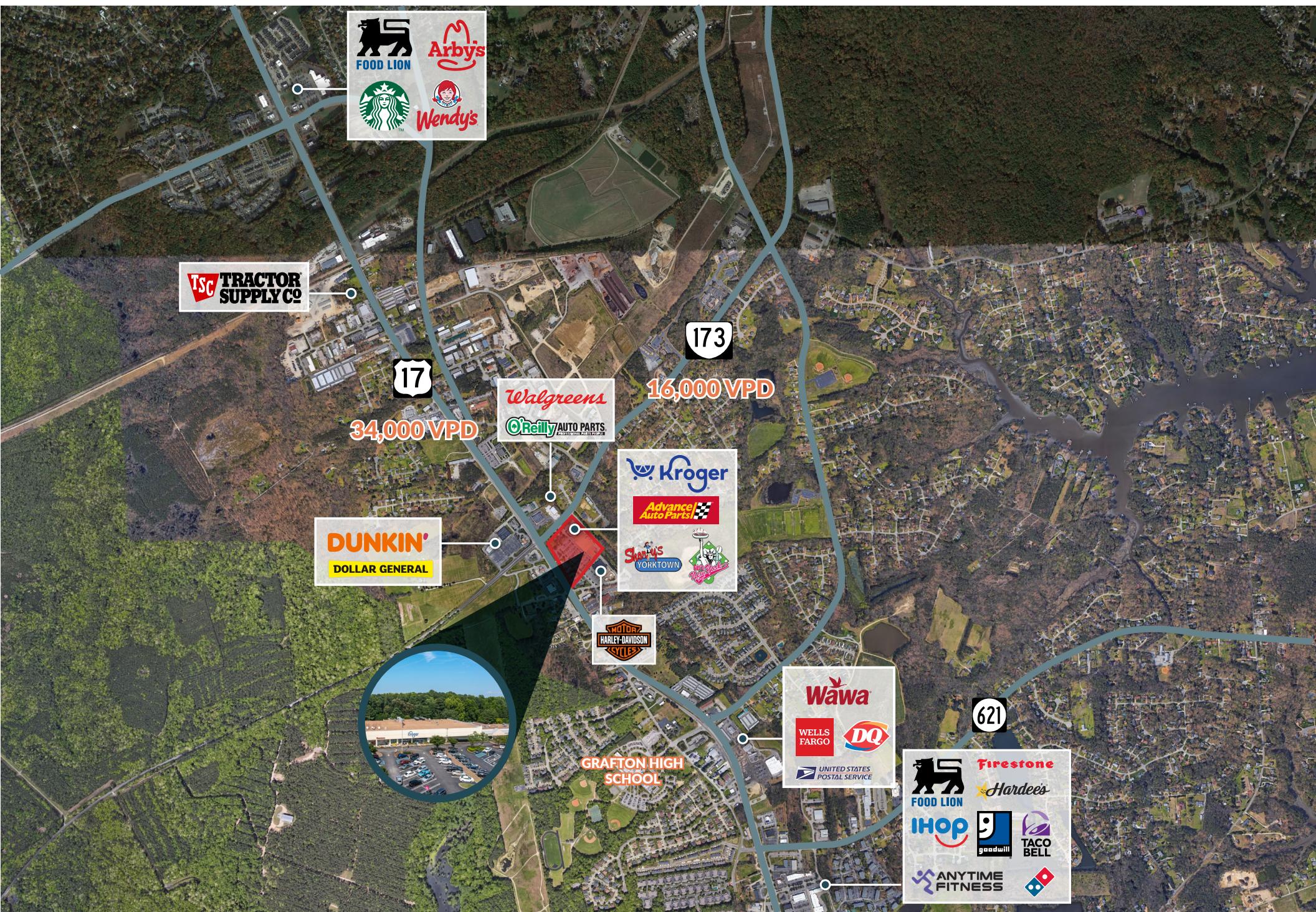
FLOOR PLAN

The Carrington Company



RETAIL / AMENITIES MAP

The Carrington Company



The
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