



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

**FOR LEASE**

WASHINGTON SQUARE SHOPPING CENTER



5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY  
GRAFTON, VA 23692

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

**MURRAY ROSENBACH**  
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**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS



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# PROPERTY SUMMARY

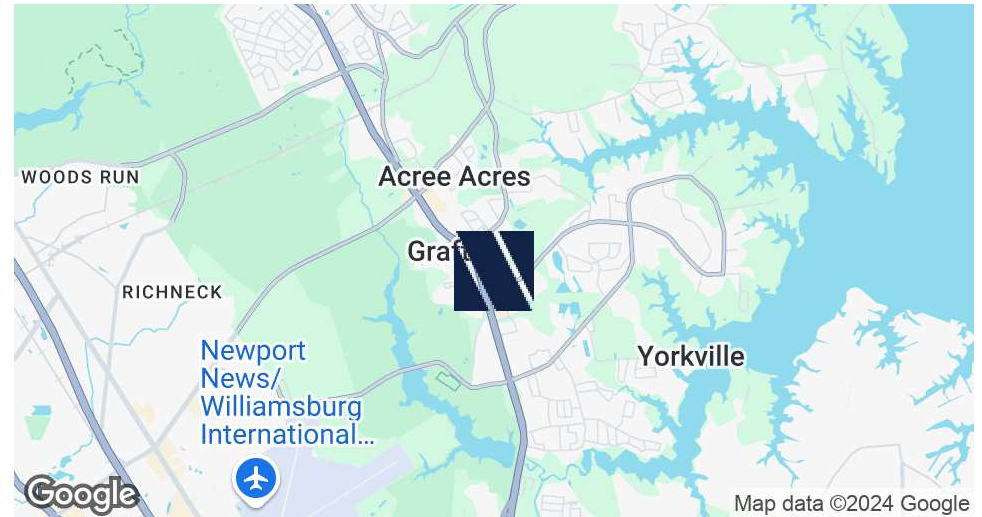
5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY  
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## PROPERTY DESCRIPTION

Strong traffic volume and existing tenant mix. Anchor tenants include: Food Lion, Roses Department Store and Goodwill.

SPACES	LEASE RATE	SPACE SIZE
Unit 15	Contact Agent	2,450 SF
Unit 104	Contact Agent	1,796 SF
Unit 105	Contact Agent	1,875 SF
Unit E	Contact Agent	920 SF
Unit E1	Contact Agent	920 SF
Parcel C2	Contact Agent	1,845 SF
Parcel D	Contact Agent	2,854 SF



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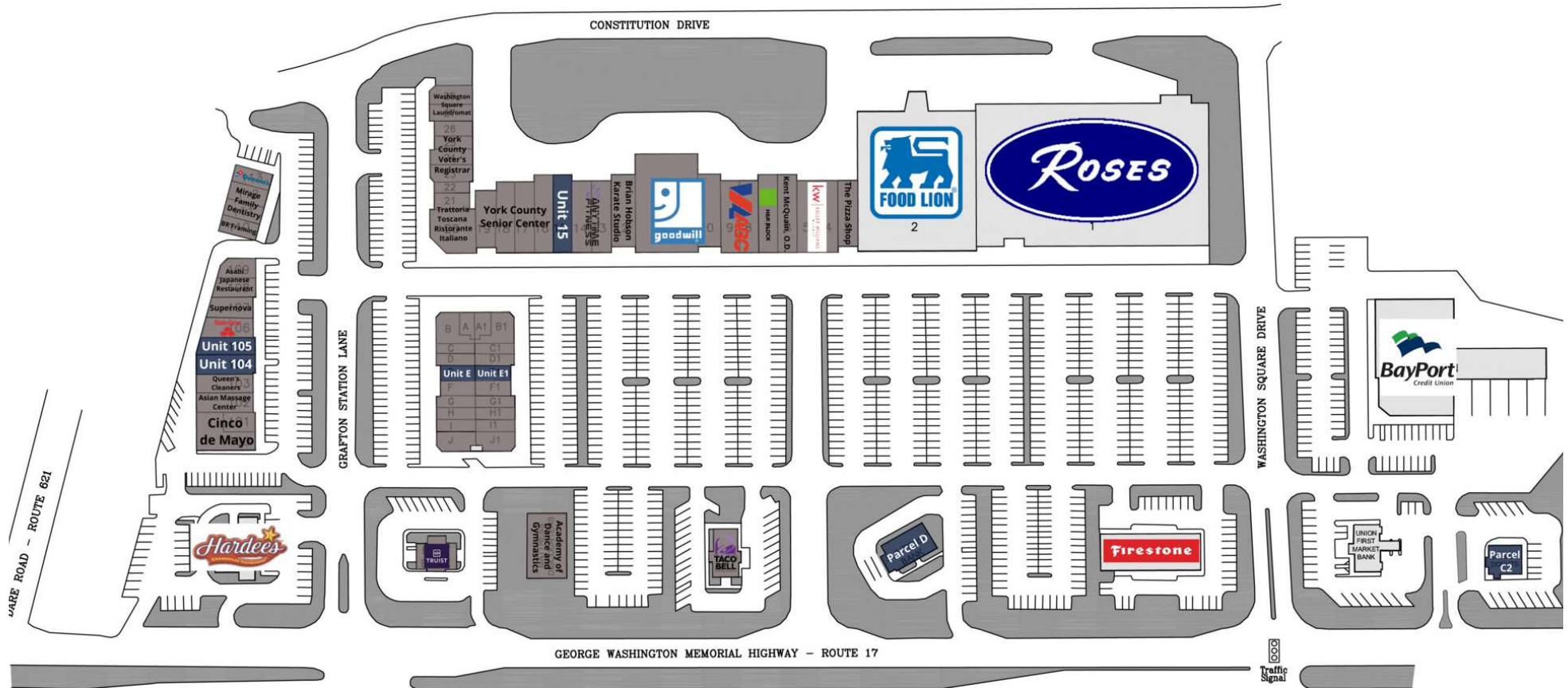




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# SITE PLAN

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## LEGEND

Available

Unavailable

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# VACANCY OVERVIEW

5 2 0 6 - 5 3 4 0 GEORGE WASHINGTON MEMORIAL HIGHWAY  
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## LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	920 - 2,854 SF	Lease Rate:	Contact Agent

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
■ Unit 15	Available	2,450 SF	NNN
■ Unit 104	Available	1,796 SF	NNN
■ Unit 105	Available	1,875 SF	NNN
■ Unit E	Available	920 SF	NNN
■ Unit E1	Available	920 SF	NNN
■ Parcel C2	Available	1,845 SF	Ground Lease
■ Parcel D	Available	2,854 SF	Ground Lease

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# AREA RETAIL

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# ADDITIONAL PHOTOS

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# DEMOGRAPHICS MAP & REPORT

5206-5340 GEORGE WASHINGTON MEMORIAL HIGHWAY  
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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

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# CONTACT US



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