

Flagship Landing Yorktown, Virginia

Location:	6702 George Washington Memorial Highway, Yorktown, VA
Description:	1.2 acre parcel situated just north of Goodwin Neck Road offering direct access to Hwy 17 adjacent to Walgreens.
Zoning:	GB (General Business)
Area Tenancy:	Walgreens, Farm Fresh, Rite Aid, Harley Davidson of Hampton Roads
Traffic Counts:	George Washington Mem. Hwy.: 40,000 AADT (2018) Goodwin Neck Road (Hwy. 176): 16,000 AADT (2018)

Demographic Summary

	1 Miles	2 Miles	3 Miles
2021 Estimated Population	2,339	12,758	27,666
2021 Est. Median HH Income	\$79,818	\$90,457	\$89,822
2021 Est. Total Employee's	2,291	4,778	9,911

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Retail Advisors, Inc., Yorktown, VA, 757.898.7890

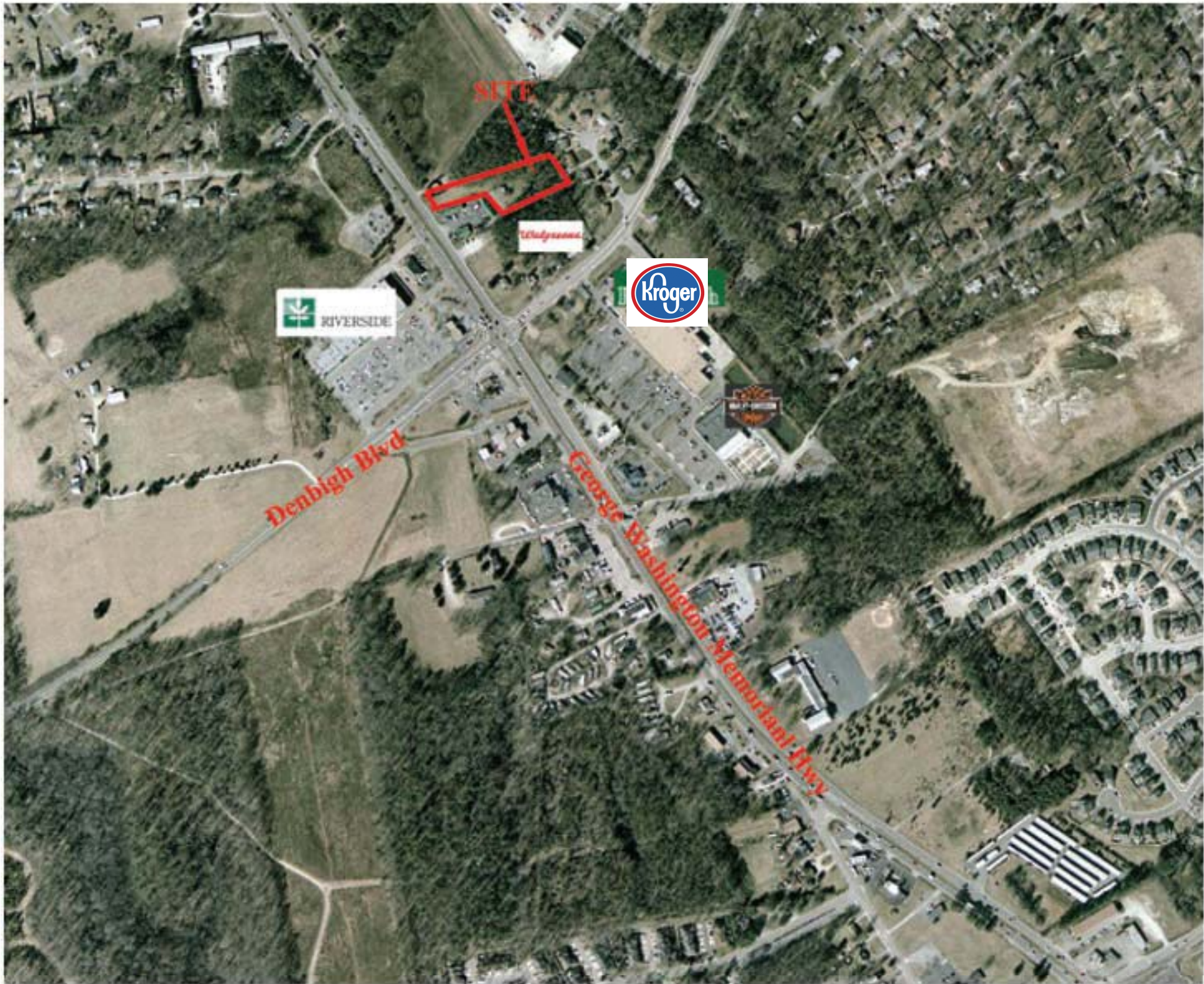


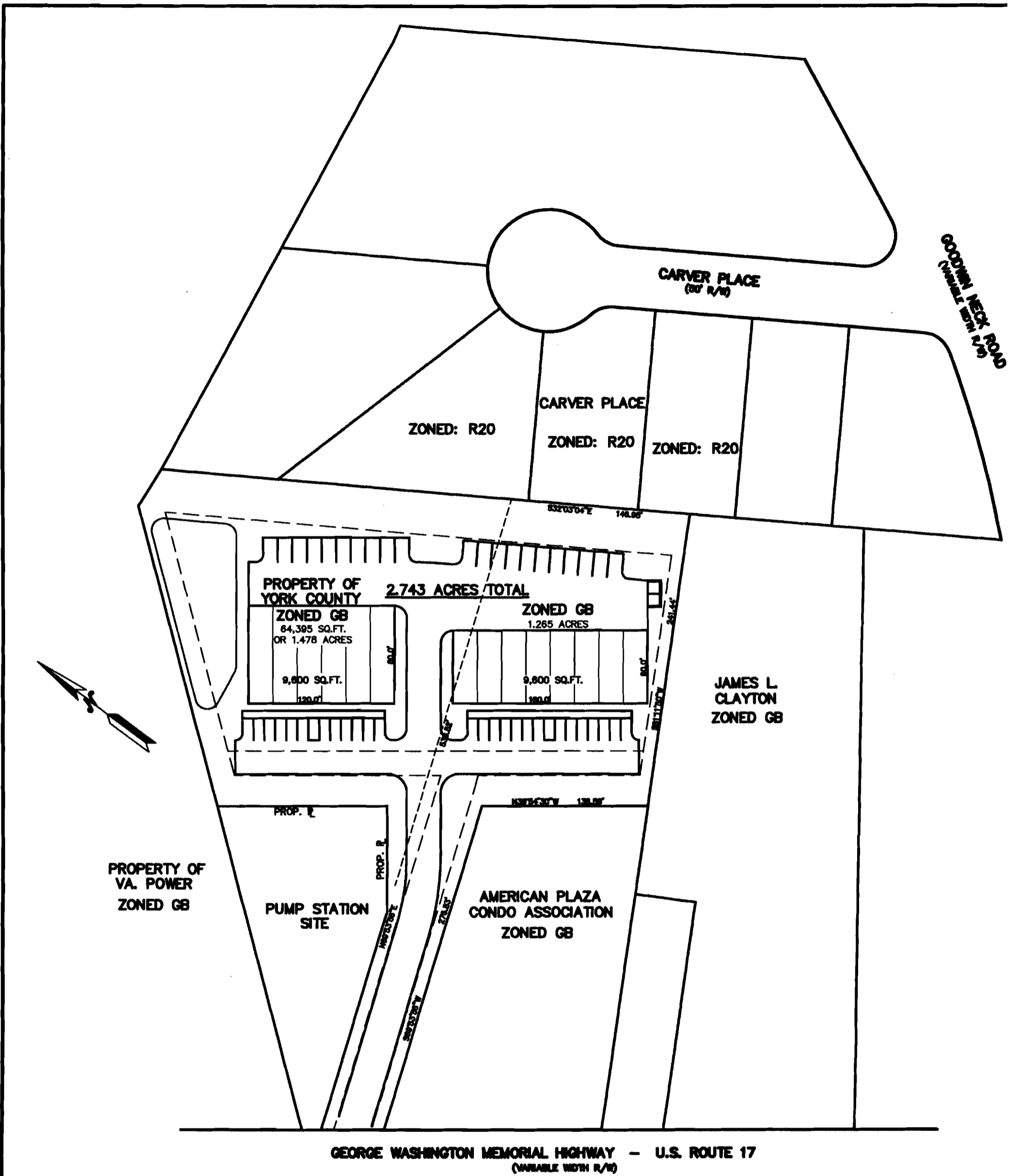
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PRELIMINARY #3

PROPERTY OF
LOUISE CARTER EVANS EST.
NELSON DISTRICT - YORK COUNTY, VIRGINIA

SCALE	DATE	FIELD BOOK & PAGE	OFFICE FILE NAME	SHEET	EDITION
1"=80'	8/17/03		112-PR03		

SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Retail Advisors, Inc.

Lat/Lon: 37.17471-76.4749

RS1

6702 George Washington Memorial Hwy

Yorktown, VA 23692

1 mi radius 2 mi radius 3 mi radius

		1 mi radius	2 mi radius	3 mi radius
POPULATION	2021 Estimated Population	2,339	12,758	27,666
	2026 Projected Population	2,363	12,936	28,089
	2010 Census Population	2,409	12,651	28,063
	2000 Census Population	1,980	11,186	26,366
	Projected Annual Growth 2021 to 2026	0.2%	0.3%	0.3%
	Historical Annual Growth 2000 to 2021	0.9%	0.7%	0.2%
	2021 Median Age	43.0	44.7	43.5
HOUSEHOLDS	2021 Estimated Households	997	5,387	11,189
	2026 Projected Households	1,017	5,499	11,393
	2010 Census Households	971	5,055	10,762
	2000 Census Households	777	4,307	9,744
	Projected Annual Growth 2021 to 2026	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2021	1.4%	1.2%	0.7%
RACE AND ETHNICITY	2021 Estimated White	79.7%	82.6%	74.2%
	2021 Estimated Black or African American	8.5%	7.3%	15.2%
	2021 Estimated Asian or Pacific Islander	5.8%	4.7%	4.7%
	2021 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%
	2021 Estimated Other Races	5.6%	5.0%	5.5%
	2021 Estimated Hispanic	6.0%	5.7%	6.3%
INCOME	2021 Estimated Average Household Income	\$90,829	\$102,845	\$103,771
	2021 Estimated Median Household Income	\$79,818	\$90,457	\$89,822
	2021 Estimated Per Capita Income	\$38,814	\$43,471	\$42,129
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	3.4%	2.3%	2.0%
	2021 Estimated Some High School (Grade Level 9 to 11)	4.6%	3.9%	3.3%
	2021 Estimated High School Graduate	24.7%	19.9%	20.5%
	2021 Estimated Some College	20.2%	22.0%	22.0%
	2021 Estimated Associates Degree Only	6.5%	8.3%	10.3%
	2021 Estimated Bachelors Degree Only	25.7%	24.4%	23.8%
	2021 Estimated Graduate Degree	14.8%	19.2%	18.1%
BUSINESS	2021 Estimated Total Businesses	225	491	922
	2021 Estimated Total Employees	2,291	4,778	9,911
	2021 Estimated Employee Population per Business	10.2	9.7	10.7
	2021 Estimated Residential Population per Business	10.4	26.0	30.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

