

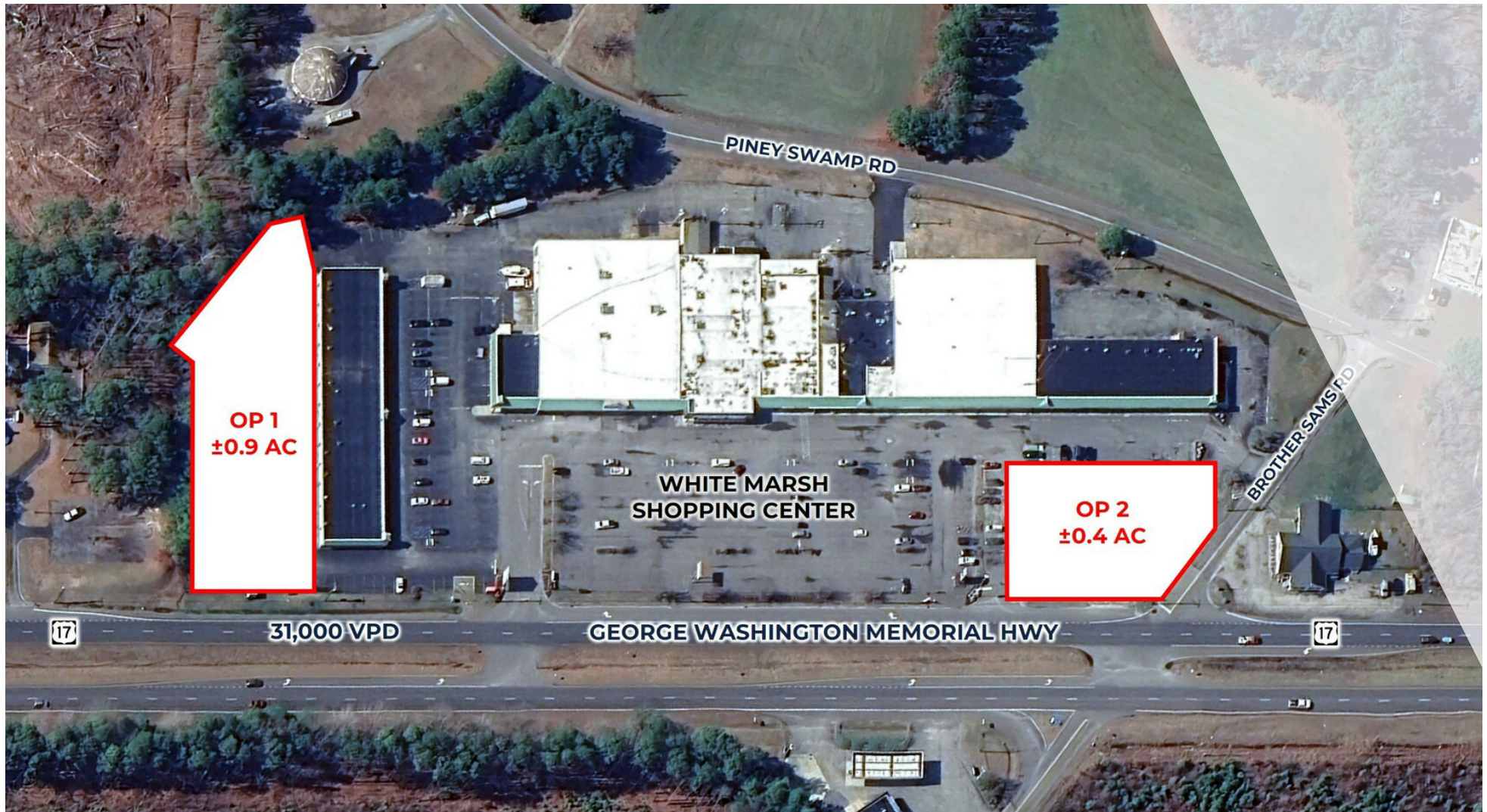
FOR GROUND LEASE OR BTS

TWO OUTPARCELS | DEVELOPMENT OPPORTUNITY

4794 & 4922 George Washington Memorial Hwy | Hayes, VA 23072



S.L. NUSBAUM
REALTY CO.



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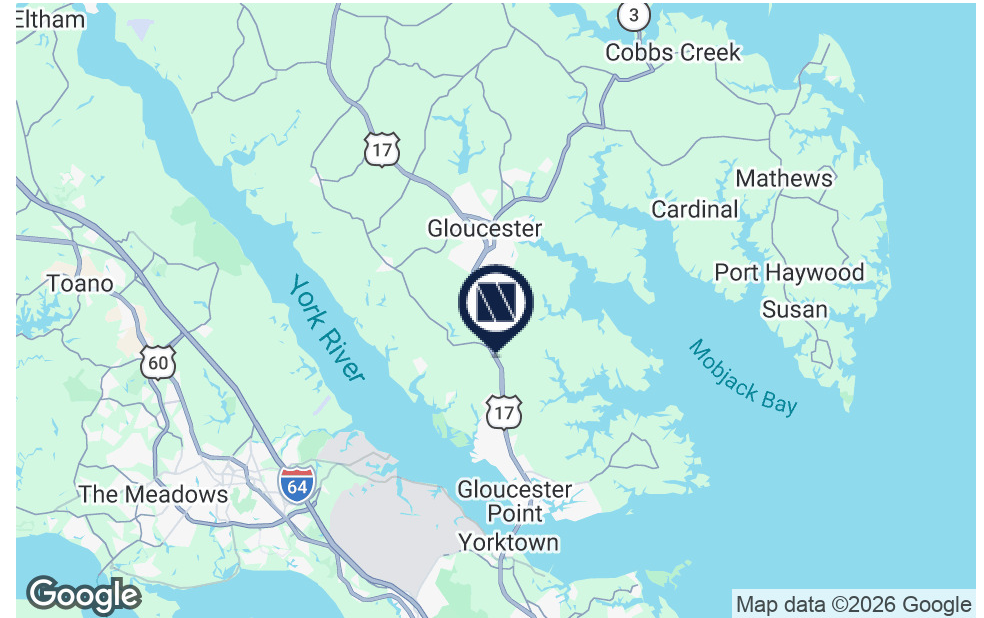
PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agent
Availability:	OP 1 - ±0.9 AC OP 2 - ±0.4 AC
Zoning:	B-1

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Population	7,021	13,985	57,908
Total Households	2,529	5,411	21,312
Average HH Income	\$111,852	\$111,890	\$115,132

PROPERTY OVERVIEW

Two Outparcels Available for Ground Lease or Build-To-Suit

PROPERTY HIGHLIGHTS

- Anchored by Dollar Tree and Marketplace Antiques
- Located on George Washington Memorial Hwy (US Rt. 17) between Gloucester and Gloucester Point
- George Washington Memorial Hwy (US Rt. 17) - 31,000 VPD
- Full Cross-Easement Access

SITE PLAN

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GEORGE WASHINGTON MEMORIAL HWY (US RT. 17)

AVAILABLE OUTPARCELS

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ OP 1	Available	0.9 Acres	Ground Lease or Build-To-Suit	Contact Agent
■ OP 2	Available	0.4 Acres	Ground Lease or Build-To-Suit	Contact Agent

TENANTS & AVAILABILITY

TWO OUTPARCELS | DEVELOPMENT OPPORTUNITY

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,160 - 2,960 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	DESCRIPTION
■ Suite 1	HealthTrail Natural Foods	1,540 SF	-
■ Suite 2	Synergy For Life	1,300 SF	-
■ Suite 3	Headz Up Salon	1,160 SF	-
■ Suite 4	Jersey's Cards & Comics	1,160 SF	-
■ Suite 5	Gentle Clippers Pet Grooming	1,160 SF	-
■ Suite 6	Available	1,160 SF	RETAIL
■ Suite 7	Available	1,160 SF	RETAIL
■ Suite 8-9	White Marsh Family Medicine (TPMG)	2,320 SF	-
■ Suite 10	Mihee USA Cleaners	1,160 SF	-
■ Suite 11	Progressive Industrial	1,160 SF	-
■ Suite 12	Available	1,160 SF	RETAIL
■ Suite 13	Available	1,160 SF	RETAIL
■ Suite 14	Available	2,960 SF	RETAIL
■ Suite 15	Marketplace Antiques	18,496 SF	-
■ Suite 16-17	Dollar Tree	11,264 SF	-
■ Suite 18	US Post Office	7,500 SF	-
■ Suite 19	Bubba's Shrimp Shack	1,980 SF	-
■ Suite 20	Moody's Barber Shop	1,670 SF	-
■ Suite 21	Sunkissed Tanning	3,200 SF	-
■ Suite 22A	Available	2,173 SF	RETAIL

TENANTS & AVAILABILITY

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SUITE	TENANT	SIZE (SF)	DESCRIPTION
■ Suite 22B	Whitley's Peanut Factory	11,488 SF	-
■ Suite 23	Crossfit Gloucester	5,015 SF	-
■ Suite 24	Available	2,155 SF	RETAIL
■ Suite 25	Fixin' to Save Spay/Neuter Clinic	2,320 SF	-
■ Suite 26	Oak Tree Outfitters	3,356 SF	-
■ Suite 27	Fiorello Ristorante Italiano	2,444 SF	-
■ Suite 28	Americare Plus	2,400 SF	-

TRADE AREA

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CONTACT INFORMATION

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