



Retail Advisors

Assembling the Retail World

HIGHLY VISIBLE RETAIL LAND FOR GROUND LEASE

**Corner of TC Walker Rd & George
Washington Memorial Highway,
Gloucester VA 23061**

Property Features:



Excellent Location

Easy access and great visibility from George Washington Memorial Highway (Hwy 17)



Traffic Counts

Hwy 17 26,236 VPD (2026)



Area Tenancy

Sentara Urgent Care, Langley Federal Credit Union, WaWa, Page Middle School, Gloucester High School, Lowe's Home Improvement, Walmart Supercenter, TJ Maxx, Tractor Supply Company, Planet Fitness & more!



**ASKING
PRICE**

Call Broker

**Centrally located along
Gloucester's main retail
corridor. Featuring
±2,500 frontage along
Highway 17!**


**RETAIL LAND
OPPORTUNITY**



Contact Us
757-898-7890

Visit Our Website
www.retailadvisors.us





**CORNER OF TC WALKER &
GEORGE WASHINGTON
MEMORIAL HIGHWAY,
GLOUCESTER VA 23061**

Featuring excellent visibility along Highway 17, this rare development opportunity is centrally located servicing all of Gloucester County. Located in close proximity to Gloucester's main retail district.



Demographic Summary

2025 Estimated Population:
2025 Est. Median HH Income:
2025 Est. Total Employees:

	<u>3 mile</u>	<u>5 miles</u>	<u>7 miles</u>
2025 Estimated Population:	4,544	17,361	26,289
2025 Est. Median HH Income:	\$91,007	\$89,656	\$87,001
2025 Est. Total Employees:	2,614	5,476	7,508



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GWMH/TC Walker

Gloucester, VA

July 2025

SHEETZ
Coming
Soon!

River Bend
Apartments

Langley
Federal Credit Union

Sentara

Page Middle
School

Site

Wawa



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Retail Advisors, Inc.
 Lat/Lon: 37.3608/-76.5235

TC Walker/ GWMH Gloucester, VA 23061	3 mi radius	5 mi radius	7 mi radius
Population			
2025 Estimated Population	4,544	17,361	26,289
2030 Projected Population	4,788	17,756	26,744
2020 Census Population	3,768	16,240	25,303
2010 Census Population	3,565	15,339	24,069
Projected Annual Growth 2025 to 2030	1.1%	0.5%	0.3%
Historical Annual Growth 2010 to 2025	1.8%	0.9%	0.6%
2025 Median Age	43.3	44.0	43.7
Households			
2025 Estimated Households	1,783	6,881	10,566
2030 Projected Households	1,888	7,094	10,824
2020 Census Households	1,471	6,412	10,057
2010 Census Households	1,361	5,897	9,294
Projected Annual Growth 2025 to 2030	1.2%	0.6%	0.5%
Historical Annual Growth 2010 to 2025	2.1%	1.1%	0.9%
Race and Ethnicity			
2025 Estimated White	84.8%	84.7%	84.4%
2025 Estimated Black or African American	8.6%	8.5%	8.7%
2025 Estimated Asian or Pacific Islander	1.0%	1.0%	1.1%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	5.4%	5.6%	5.5%
2025 Estimated Hispanic	4.2%	4.4%	4.4%
Income			
2025 Estimated Average Household Income	\$124,907	\$119,990	\$115,640
2025 Estimated Median Household Income	\$91,007	\$89,656	\$87,001
2025 Estimated Per Capita Income	\$49,121	\$47,741	\$46,625
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.3%	2.2%	2.0%
2025 Estimated Some High School (Grade Level 9 to 11)	5.2%	5.9%	6.4%
2025 Estimated High School Graduate	34.7%	33.7%	33.6%
2025 Estimated Some College	22.7%	20.9%	21.6%
2025 Estimated Associates Degree Only	8.4%	9.5%	9.6%
2025 Estimated Bachelors Degree Only	15.2%	17.3%	16.8%
2025 Estimated Graduate Degree	10.5%	10.4%	10.0%
Business			
2025 Estimated Total Businesses	287	671	968
2025 Estimated Total Employees	2,614	5,476	7,508
2025 Estimated Employee Population per Business	9.1	8.2	7.8
2025 Estimated Residential Population per Business	15.8	25.9	27.2

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