

# SIGNALIZED CORNER FOR SALE



## Gloucester, Virginia

FOR MORE INFORMATION PLEASE CONTACT:

Mac Houtz

Drucker & Falk, LLC

11824 Fishing Point Drive

757-873-1401 TEL / 757-873-0727 FAX

[mhoutz@druckerandfalk.com](mailto:mhoutz@druckerandfalk.com)

**DRUCKER & FALK**  
REAL ESTATE

MULTIFAMILY • COMMERCIAL • SENIOR LIVING

This information was obtained from sources deemed to be reliable but is not warranted.  
This offer subject to errors and omissions or withdrawal without notice.  
Unless disclosed otherwise, Drucker & Falk is the listing broker & represents the seller/landlord

# SIGNALIZED CORNER FOR SALE

**DESCRIPTION:** Excellent signalized corner located at Gloucester Point. This parcel has long frontage and good development dimensions with stoplight access. B-1 zoning allows by-right development of most retail and office uses, and the property is situated in a high traffic location on Route 17, the only major artery connecting Gloucester County to the Peninsula.

**LOCATION:** Less than 1 mile north of the Coleman Bridge, this location offers convenient access for anyone doing business in the Gloucester area or the Peninsula markets. Less than twenty minutes to Gloucester Courthouse, Yorktown, Williamsburg, Newport News, and Hampton.

**SIZE:** 1.61 Acres

**ZONING:** B-1

**FRONTAGE:** 450' on George Washington Memorial Highway and Lafayette Heights

**TRAFFIC COUNT:** 33,000 trips daily

**PRICE:** \$425,000.00

## FOR MORE INFORMATION PLEASE CONTACT:

Mac Houtz

Drucker & Falk, LLC

11824 Fishing Point Drive

757-873-1401 TEL / 757-873-0727 FAX



This information was obtained from sources deemed to be reliable but is not warranted.  
This offer subject to errors and omissions or withdrawal without notice.

Unless disclosed otherwise, Drucker & Falk, LLC is the listing broker and represents the seller/landlord



# PICTURES



# MAPS

