

FOR SALE OR LEASE

2218, 2312, 2314, AND 2316 A GEORGE WASHINGTON MEMORIAL HIGHWAY
YORKTOWN, VA



LAND DEVELOPMENT OPPORTUNITY OR A SALVAGE YARD OPERATION ACTIVE EXISTING LICENSE IN PLACE

The information contained herein has been obtained from sources deemed to be reliable but is not warranted. This offer subject to errors and omissions, or withdrawal, without notice

FOR MORE INFORMATION:

Travis Waltz
Waltz Commercial Real Estate, LLC
11832 Fishing Point Dr., Suite 400, Newport News, VA 23606

 (757) 231-5516  Travis@WaltzCRE.com

Waltz
COMMERCIAL REAL ESTATE LLC

GENERAL INFORMATION

ABOUT THIS PROPERTY

- +/- 17-acres of land representing a premier development opportunity with its highest and best use identified as retail and medical. The site is well-suited for a variety of concepts including medical office, outpatient clinics, urgent care centers, pharmacy-anchored retail, and neighborhood shopping centers. Its size and flexibility allow for phased development or a cohesive mixed-use commercial environment tailored to market demand.
- Victory Boulevard and Route 17 intersection is less than a quarter of a mile from site.
- Property has frontage on Route 17 with approximately 40,000 vehicles per day passing.
- Water, sewer, and gas are at the site.
- Active salvage yard license included in sale.
- Excellent access to major highways and Interstate 64
- <https://drive.google.com/file/d/1IliTXYcgasJ1AwdCM3w2Gtkt3AIWUXrs/view>

PRICING

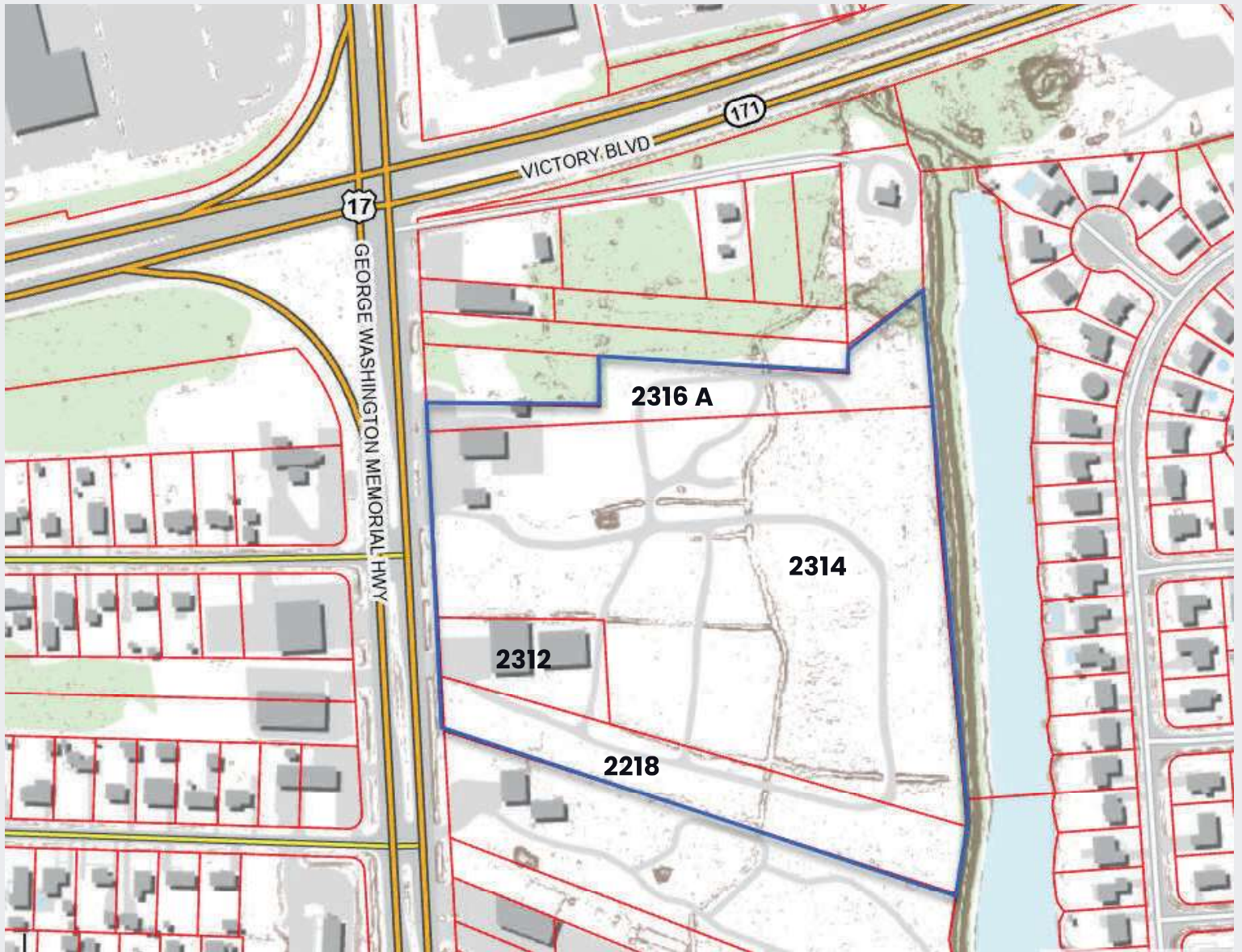
- **Sales Price: \$10,000,000.00**
- **Lease Rate: \$25,000.00 a month**

ZONING

- Zoned GB for General Business - Multiple allowable use permitted by right

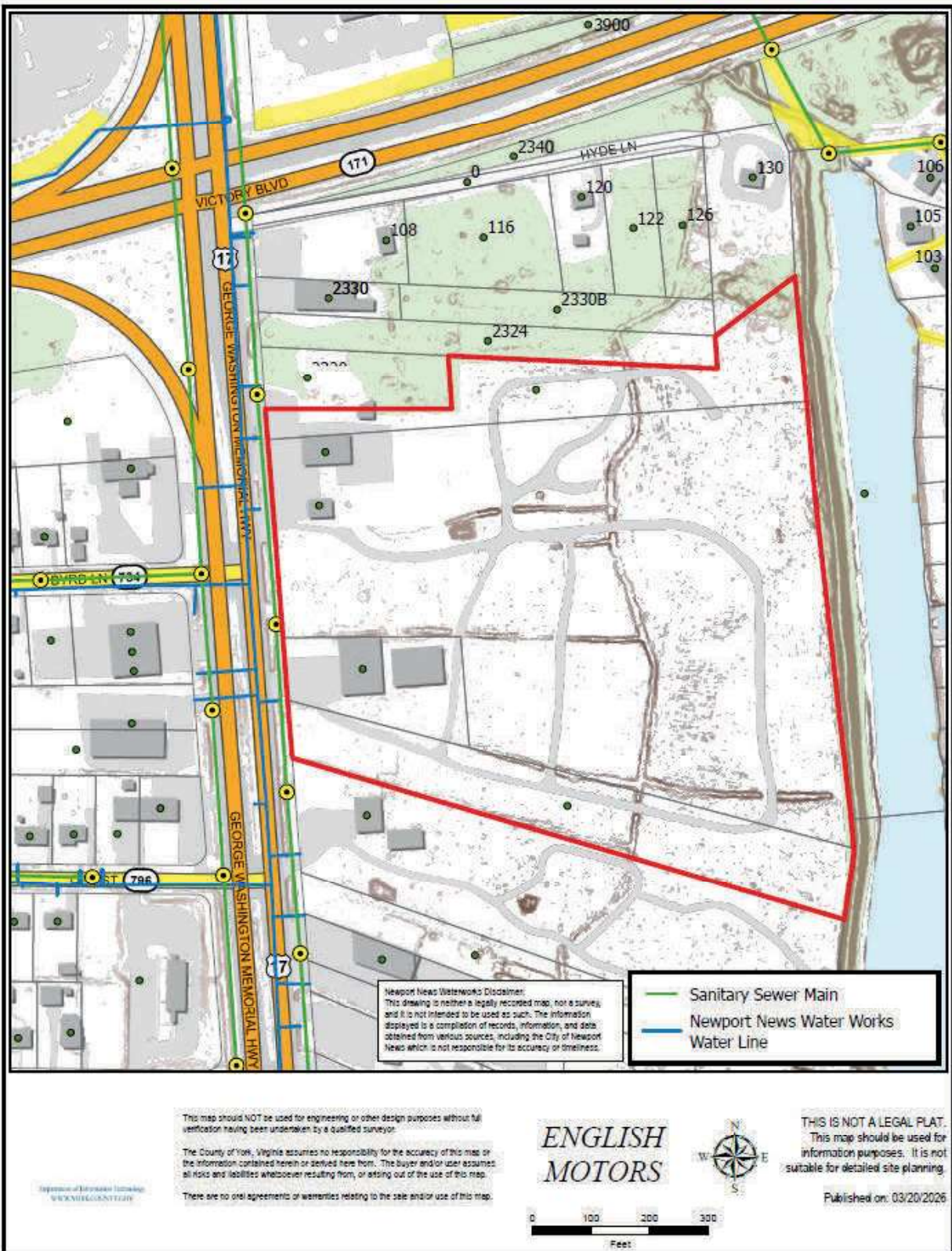
<https://www.yorkcounty.gov/DocumentCenter/View/82/Zoning-Categories-Summary-Table?bidId=>

PROPERTY OUTLINE AERIAL



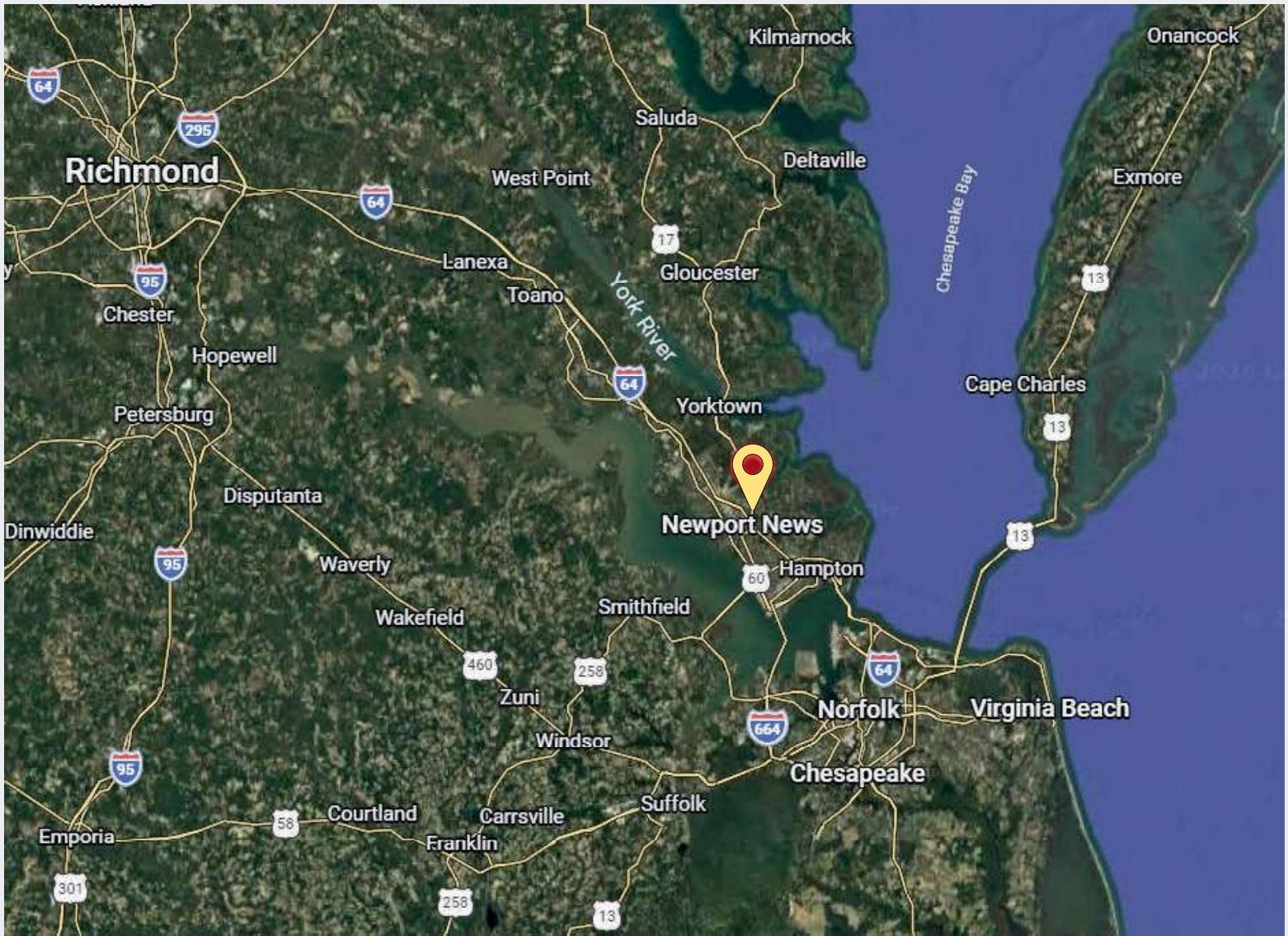
- Property is outlined in blue.

SEWER AND WATER MAP



The information contained herein has been obtained from sources deemed to be reliable but is not warranted. This offer subject to errors and omissions, or withdrawal, without notice


REGIONAL MAP



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DEMOGRAPHIC SUMMARY REPORT

Demographic Summary Report

English Motors Redevelopment			
2312 George Washington Memoria Hwy, Tabb, VA 23693			
Building Type: Land	Total Available: 740,520 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	8,477	65,900	167,096
2025 Estimate	8,410	66,432	168,442
2020 Census	8,110	68,339	173,273
Growth 2025 - 2030	0.80%	-0.80%	-0.80%
Growth 2020 - 2025	3.70%	-2.79%	-2.79%
2025 Population by Hispanic Origin	606	7,523	16,694
2025 Population	8,410	66,432	168,442
White	5,242 62.33%	36,397 54.79%	87,817 52.13%
Black	1,121 13.33%	14,556 21.91%	47,549 28.23%
Am. Indian & Alaskan	51 0.61%	381 0.57%	881 0.52%
Asian	880 10.46%	4,088 6.15%	7,454 4.43%
Hawaiian & Pacific Island	58 0.69%	491 0.74%	682 0.40%
Other	1,058 12.58%	10,519 15.83%	24,059 14.28%
U.S. Armed Forces	439	4,063	6,916
Households			
2030 Projection	3,170	26,614	66,880
2025 Estimate	3,150	26,860	67,474
2020 Census	3,053	27,733	69,570
Growth 2025 - 2030	0.63%	-0.92%	-0.88%
Growth 2020 - 2025	3.18%	-3.15%	-3.01%
Owner Occupied	2,300 73.02%	13,668 50.89%	37,953 56.25%
Renter Occupied	850 26.98%	13,192 49.11%	29,520 43.75%
2025 Households by HH Income			
Income: <\$25,000	320 10.16%	3,617 13.47%	8,469 12.55%
Income: \$25,000 - \$50,000	293 9.30%	4,506 16.78%	11,594 17.18%
Income: \$50,000 - \$75,000	457 14.50%	4,054 15.09%	10,391 15.40%
Income: \$75,000 - \$100,000	344 10.92%	3,564 13.34%	10,346 15.34%
Income: \$100,000 - \$125,000	313 9.93%	2,736 10.19%	7,183 10.65%
Income: \$125,000 - \$150,000	300 9.52%	2,022 7.53%	5,335 7.91%
Income: \$150,000 - \$200,000	577 18.31%	3,104 11.56%	6,984 10.35%
Income: \$200,000+	547 17.36%	3,236 12.05%	7,173 10.63%
2025 Avg Household Income	\$134,065	\$108,653	\$105,119
2025 Med Household Income	\$112,899	\$83,736	\$82,935



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DEMOGRAPHIC SUMMARY REPORT

Demographic Detail Report

English Motors Redevelopment

2312 George Washington Memoria Hwy, Tabb, VA 23693

Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -

Total Available: 740,520 SF
 % Leased: 0%
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	8,477	65,900	167,096
2025 Estimate	8,410	66,432	168,442
2020 Census	8,110	68,339	173,273
Growth 2025 - 2030	0.80%	-0.80%	-0.80%
Growth 2020 - 2025	3.70%	-2.79%	-2.79%
2025 Population by Age			
	8,410	66,432	168,442
Age 0 - 4	401 4.77%	4,055 6.10%	10,203 6.06%
Age 5 - 9	435 5.17%	4,155 6.25%	10,005 5.94%
Age 10 - 14	519 6.17%	4,401 6.62%	10,392 6.17%
Age 15 - 19	599 7.12%	4,438 6.68%	11,093 6.59%
Age 20 - 24	519 6.17%	4,298 6.47%	11,878 7.05%
Age 25 - 29	441 5.24%	4,405 6.63%	11,733 6.97%
Age 30 - 34	445 5.29%	4,714 7.10%	11,839 7.03%
Age 35 - 39	513 6.10%	5,012 7.54%	12,220 7.25%
Age 40 - 44	597 7.10%	4,904 7.38%	11,515 6.84%
Age 45 - 49	525 6.24%	3,966 5.97%	9,564 5.68%
Age 50 - 54	517 6.15%	3,620 5.45%	9,058 5.38%
Age 55 - 59	567 6.74%	3,634 5.47%	9,396 5.58%
Age 60 - 64	602 7.16%	3,748 5.64%	9,878 5.86%
Age 65 - 69	563 6.69%	3,470 5.22%	9,211 5.47%
Age 70 - 74	457 5.43%	2,815 4.24%	7,566 4.49%
Age 75 - 79	315 3.75%	2,019 3.04%	5,542 3.29%
Age 80 - 84	212 2.52%	1,368 2.06%	3,646 2.16%
Age 85+	183 2.18%	1,411 2.12%	3,705 2.20%
Age 65+	1,730 20.57%	11,083 16.68%	29,670 17.61%
Median Age	42.80	37.70	37.90
Average Age	41.80	38.60	39.10



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DEMOGRAPHIC SUMMARY REPORT

Demographic Detail Report

English Motors Redevelopment					
2312 George Washington Memoria Hwy, Tabb, VA 23693					
Radius	1 Mile		3 Mile		5 Mile
2025 Population By Race	8,410		66,432		168,442
White	5,242	62.33%	36,397	54.79%	87,817 52.13%
Black	1,121	13.33%	14,556	21.91%	47,549 28.23%
Am. Indian & Alaskan	51	0.61%	381	0.57%	881 0.52%
Asian	880	10.46%	4,088	6.15%	7,454 4.43%
Hawaiian & Pacific Island	58	0.69%	491	0.74%	682 0.40%
Other	1,058	12.58%	10,519	15.83%	24,059 14.28%
Population by Hispanic Origin	8,410		66,432		168,442
Non-Hispanic Origin	7,804	92.79%	58,908	88.67%	151,748 90.09%
Hispanic Origin	606	7.21%	7,524	11.33%	16,694 9.91%
2025 Median Age, Male	41.70		36.40		36.30
2025 Average Age, Male	40.80		37.30		37.70
2025 Median Age, Female	43.80		39.10		39.50
2025 Average Age, Female	42.80		39.80		40.30
2025 Population by Occupation Classification	6,936		52,932		135,619
Civilian Employed	4,201	60.57%	31,409	59.34%	82,158 60.58%
Civilian Unemployed	86	1.24%	763	1.44%	2,432 1.79%
Civilian Non-Labor Force	2,217	31.96%	16,827	31.79%	44,260 32.64%
Armed Forces	432	6.23%	3,933	7.43%	6,769 4.99%
Households by Marital Status					
Married	1,961		12,572		30,413
Married No Children	1,215		7,274		19,070
Married w/Children	746		5,298		11,343
2025 Population by Education	6,281		47,871		122,176
Some High School, No Diploma	251	4.00%	2,306	4.82%	6,768 5.54%
High School Grad (Incl Equivalency)	988	15.73%	9,708	20.28%	28,121 23.02%
Some College, No Degree	1,631	25.97%	13,163	27.50%	36,612 29.97%
Associate Degree	344	5.48%	2,784	5.82%	7,305 5.98%
Bachelor Degree	1,593	25.36%	10,702	22.36%	24,989 20.45%
Advanced Degree	1,474	23.47%	9,208	19.24%	18,381 15.04%



DEMOGRAPHIC SUMMARY REPORT

Demographic Detail Report

English Motors Redevelopment						
2312 George Washington Memoria Hwy, Tabb, VA 23693						
Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation	7,875		58,381		153,062	
Real Estate & Finance	340	4.32%	1,575	2.70%	3,910	2.55%
Professional & Management	2,936	37.26%	20,278	34.73%	48,316	31.57%
Public Administration	523	6.64%	3,500	6.00%	7,543	4.93%
Education & Health	1,128	14.32%	7,729	13.24%	20,278	13.25%
Services	502	6.37%	4,811	8.24%	13,076	8.54%
Information	42	0.53%	340	0.58%	830	0.54%
Sales	793	10.07%	5,656	9.69%	16,342	10.68%
Transportation	12	0.15%	81	0.14%	600	0.39%
Retail	291	3.70%	2,277	3.90%	6,970	4.55%
Wholesale	34	0.43%	599	1.03%	1,756	1.15%
Manufacturing	493	6.26%	3,773	6.46%	10,306	6.73%
Production	207	2.63%	2,643	4.53%	8,667	5.66%
Construction	310	3.94%	2,684	4.60%	6,851	4.48%
Utilities	63	0.80%	891	1.53%	3,071	2.01%
Agriculture & Mining	2	0.03%	185	0.32%	456	0.30%
Farming, Fishing, Forestry	2	0.03%	110	0.19%	356	0.23%
Other Services	197	2.50%	1,249	2.14%	3,734	2.44%
2025 Worker Travel Time to Job	4,278		32,867		82,561	
<30 Minutes	3,043	71.13%	23,254	70.75%	58,189	70.48%
30-60 Minutes	1,076	25.15%	8,239	25.07%	20,380	24.68%
60+ Minutes	159	3.72%	1,374	4.18%	3,992	4.84%
2020 Households by HH Size	3,052		27,732		69,570	
1-Person Households	601	19.69%	8,013	28.89%	20,035	28.80%
2-Person Households	1,087	35.62%	8,911	32.13%	23,348	33.56%
3-Person Households	578	18.94%	4,496	16.21%	11,481	16.50%
4-Person Households	495	16.22%	3,795	13.68%	8,751	12.58%
5-Person Households	195	6.39%	1,659	5.98%	3,823	5.50%
6-Person Households	62	2.03%	584	2.11%	1,402	2.02%
7 or more Person Households	34	1.11%	274	0.99%	730	1.05%
2025 Average Household Size	2.60		2.40		2.40	
Households						
2030 Projection	3,170		26,614		66,880	
2025 Estimate	3,150		26,860		67,474	
2020 Census	3,053		27,733		69,570	
Growth 2025 - 2030	0.63%		-0.92%		-0.88%	
Growth 2020 - 2025	3.18%		-3.15%		-3.01%	



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Demographic Detail Report

English Motors Redevelopment				
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Radius	1 Mile	3 Mile	5 Mile	
2025 Households by HH Income	3,151	26,859	67,477	
<\$25,000	320 10.16%	3,617 13.47%	8,469 12.55%	
\$25,000 - \$50,000	293 9.30%	4,506 16.78%	11,594 17.18%	
\$50,000 - \$75,000	457 14.50%	4,054 15.09%	10,391 15.40%	
\$75,000 - \$100,000	344 10.92%	3,584 13.34%	10,348 15.34%	
\$100,000 - \$125,000	313 9.93%	2,736 10.19%	7,183 10.65%	
\$125,000 - \$150,000	300 9.52%	2,022 7.53%	5,335 7.91%	
\$150,000 - \$200,000	577 18.31%	3,104 11.56%	6,984 10.35%	
\$200,000+	547 17.36%	3,236 12.05%	7,173 10.63%	
2025 Avg Household Income	\$134,065	\$108,653	\$105,119	
2025 Med Household Income	\$112,899	\$83,736	\$82,935	
2025 Occupied Housing	3,150	26,860	67,473	
Owner Occupied	2,300 73.02%	13,668 50.89%	37,953 56.25%	
Renter Occupied	850 26.98%	13,192 49.11%	29,520 43.75%	
2020 Housing Units	3,497	28,855	72,429	
1 Unit	2,795 79.93%	17,848 61.85%	48,171 66.51%	
2 - 4 Units	141 4.03%	2,194 7.60%	4,435 6.12%	
5 - 19 Units	424 12.12%	5,613 19.45%	13,771 19.01%	
20+ Units	137 3.92%	3,202 11.10%	6,052 8.36%	
2025 Housing Value	2,299	13,667	37,954	
<\$100,000	29 1.26%	739 5.41%	2,133 5.62%	
\$100,000 - \$200,000	84 3.65%	756 5.53%	3,489 9.19%	
\$200,000 - \$300,000	325 14.14%	2,907 21.27%	9,683 25.51%	
\$300,000 - \$400,000	307 13.35%	3,021 22.10%	9,563 25.20%	
\$400,000 - \$500,000	729 31.71%	2,800 20.49%	6,645 17.51%	
\$500,000 - \$1,000,000	764 33.23%	3,292 24.09%	5,854 15.42%	
\$1,000,000+	61 2.65%	152 1.11%	587 1.55%	
2025 Median Home Value	\$455,486	\$380,486	\$338,398	
2025 Housing Units by Yr Built	3,517	29,710	74,517	
Built 2010+	652 18.54%	3,902 13.13%	7,218 9.69%	
Built 2000 - 2010	394 11.20%	4,462 15.02%	9,112 12.23%	
Built 1990 - 1999	1,253 35.63%	8,310 27.97%	15,398 20.66%	
Built 1980 - 1989	708 20.13%	6,116 20.59%	14,948 20.06%	
Built 1970 - 1979	287 8.16%	3,707 12.48%	12,197 16.37%	
Built 1960 - 1969	114 3.24%	2,127 7.16%	8,415 11.29%	
Built 1950 - 1959	82 2.33%	705 2.37%	5,332 7.16%	
Built <1949	27 0.77%	381 1.28%	1,897 2.55%	
2025 Median Year Built	1993	1991	1985	



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DEMOGRAPHIC SUMMARY REPORT

Consumer Spending Report

English Motors Redevelopment

2312 George Washington Memoria Hwy, Tabb, VA 23693

Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: 740,520 SF
 % Leased: 0%
 Rent/SF/Yr: -



2025 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$123,605	\$859,708	\$2,117,593
Total Apparel	\$6,083	\$45,372	\$111,761
Women's Apparel	2,439	17,693	43,731
Men's Apparel	1,263	9,124	22,584
Girl's Apparel	409	3,283	8,003
Boy's Apparel	303	2,424	5,814
Infant Apparel	245	2,185	5,487
Footwear	1,425	10,662	26,142
Total Entertainment & Hobbies	\$18,491	\$129,657	\$323,528
Entertainment	2,292	13,822	35,803
Audio & Visual Equipment/Service	3,842	29,623	74,535
Reading Materials	256	1,623	3,958
Pets, Toys, & Hobbies	3,003	21,139	52,334
Personal Items	9,098	63,450	156,898
Total Food and Alcohol	\$30,978	\$228,418	\$560,768
Food At Home	15,561	115,826	285,885
Food Away From Home	13,295	97,410	238,379
Alcoholic Beverages	2,122	15,182	36,503
Total Household	\$20,632	\$136,869	\$339,879
House Maintenance & Repair	4,460	26,230	70,849
Household Equip & Furnishings	7,687	53,394	131,345
Household Operations	5,915	40,791	99,244
Housing Costs	2,571	16,454	38,441



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DEMOGRAPHIC SUMMARY REPORT

Consumer Spending Report

English Motors Redevelopment			
2312 George Washington Memoria Hwy, Tabb, VA 23693			
2025 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$32,948	\$224,969	\$555,315
Vehicle Purchases	17,474	114,482	282,833
Gasoline	7,742	57,716	144,860
Vehicle Expenses	721	4,761	11,660
Transportation	3,299	21,749	51,047
Automotive Repair & Maintenance	3,712	26,260	64,916
Total Health Care	\$5,992	\$39,904	\$98,758
Medical Services	3,392	22,535	54,986
Prescription Drugs	1,941	12,850	32,501
Medical Supplies	659	4,518	11,271
Total Education/Day Care	\$8,480	\$54,520	\$127,584
Education	5,421	34,729	81,341
Fees & Admissions	3,058	19,791	46,243

AGENCY DISCLOSURE

AGENCY DISCLOSURE

IN A REAL ESTATE TRANSACTION, WHEN THE AGENT REPRESENTS THE:

SELLER/LANDLORD:

THEN AN AGENT UNDER A LISTING AGREEMENT WITH A SELLER ACTS AS THE AGENT FOR THE SELLER. THE LISTING COMPANY AND ALL OF ITS BROKER/AGENTS, AND THE SELLING COMPANY AND ALL OF ITS AGENTS AS SUBAGENTS OF THE SELLER, WOULD OWE THEIR FIDUCIARY DUTIES TO THE SELLER. THE BROKER AND BROKER'S AGENTS MAY STILL PROVIDE BUYER/TENANTS, AS CUSTOMERS, WITH INFORMATION ABOUT PROPERTIES AND AVAILABLE FINANCING, MAY SHOW THEM PROPERTIES, AND MAY ASSIST THEM IN PREPARING AN OFFER TO PURCHASE, OPTION OR LEASE A PARTICULAR PROPERTY.

BUYER/TENANT:

THEN AN AGENT UNDER A CONTRACT WITH A BUYER ACTS AS THE AGENT FOR THAT BUYER ONLY, AS A "BUYER/BROKER/AGENT," AND THE AGENT IS NOT THE SELLER'S AGENT, EVEN IF THE PURCHASE CONTRACT PROVIDES THAT THE SELLER OR THE LISTING BROKER WILL PAY THE AGENT FOR THE SERVICES RENDERED TO THE BUYER/TENANT. AN AGENT ACTING AS THE BUYER'S/TENANT'S AGENT MUST DISCLAIM SUB AGENCY IF OFFERED AND MUST DISCLOSE THE BUYER/TENANT BROKER/AGENT RELATIONSHIP WHEN DEALING WITH THE SELLER'S/LANDLORD'S AGENT OR THE SELLER/LANDLORD. THE BUYER/TENANT BROKER/AGENT OWES ITS FIDUCIARY DUTIES TO THE BUYER/TENANT.

BUYER AND SELLER (ACTING AS A DUAL AGENT):

THEN AN AGENT, EITHER ACTING DIRECTLY OR THROUGH ONE OR MORE OF THE BROKERAGE FIRM'S OTHER AGENTS, MAY BE THE AGENT OF BOTH THE BUYER AND THE SELLER, BUT ONLY IF THE SCOPE OF THE AGENCY IS LIMITED BY A WRITTEN AGREEMENT AND ONLY WITH THE EXPRESS KNOWLEDGE AND WRITTEN CONSENT OF BOTH THE BUYER AND THE SELLER. AN AGENT REPRESENTING BOTH THE BUYER AND THE SELLER MUST DISCLOSE ALL INFORMATION REGARDING THE AGENCY RELATIONSHIP, INCLUDING THE LIMITATION ON THE AGENT'S ABILITY TO REPRESENT EITHER PARTY FOLLY AND EXCLUSIVELY. THE AGENT MUST NOT DISCLOSE TO EITHER PARTY, WITHOUT THE PRIOR CONSENT OF THE PARTY ADVERSELY AFFECTED BY THE DISCLOSURE, ANY INFORMATION OBTAINED WITHIN THE CONFIDENTIALITY AND TRUST OF THE FIDUCIARY RELATIONSHIP. AS AN EXAMPLE, THE AGENT MUST NOT TELL THE BUYER THAT THE SELLER WILL ACCEPT A PRICE LOWER THAN THE LISTING PRICE, NOR TELL THE SELLER THAT THE BUYER WILL PAY A PRICE OFFERED, WITHOUT THE PRIOR CONSENT OF THE PARTY ADVERSELY AFFECTED BY THE DISCLOSURE.

WALTZ COMMERCIAL REAL ESTATE, LLC IS THE X LISTING BROKER, BUYER BROKER, DUAL AGENT FOR THE PROPERTY SUBMITTED IN THIS INFORMATION PACKAGE.

ACKNOWLEDGED BY:

WALTZ COMMERCIAL REAL ESTATE, LLC