

FOR LEASE

SHOPPES AT GLOUCESTER

6533-6585 Market Drive | Gloucester, VA 23061



S.L. NUSBAUM
REALTY CO.



ANTHONY GRECCO

Senior Associate

C. 757.235.1496

O. 757.452.6133

agrecco@slnusbaum.com

CHRIS DEVINE

Vice President | Partner

C. 757.434.3176

O. 757.640.2410

cdevine@slnusbaum.com

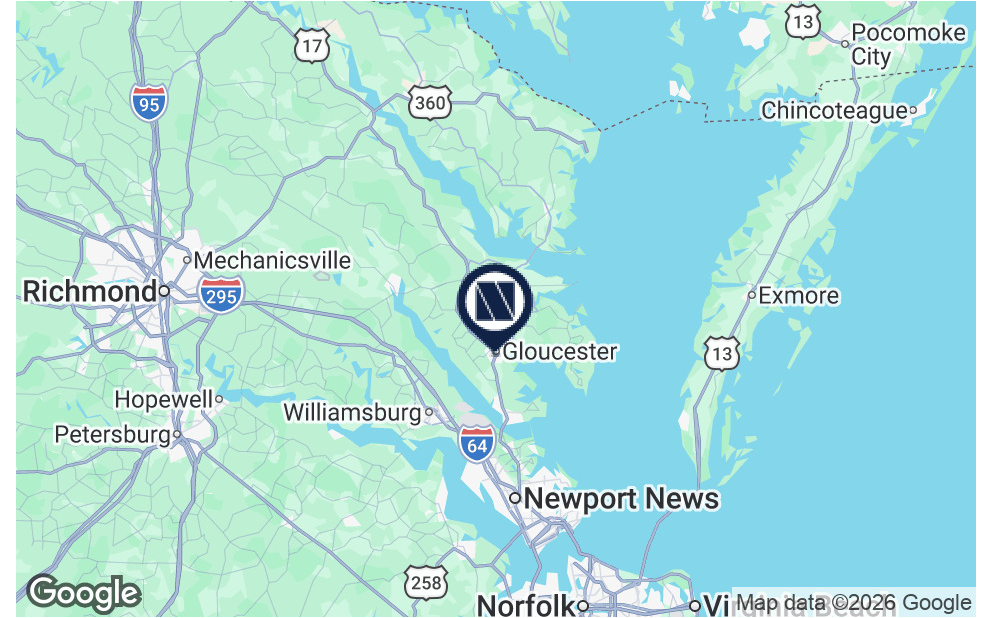
EXECUTIVE SUMMARY

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OFFERING SUMMARY

Building Size:	74,863 SF
Renovated:	2011
Zoning:	B-1
Lease Type:	NNN

SPACES	LEASE RATE	SPACE SIZE
Suite 6569	\$10.50 SF/yr	20,000 SF
Suite 6555	Contact Agent	9,350 SF
Suite 6533	Contact Agent	5,939 SF

PROPERTY OVERVIEW

National cotenants include: Tractor Supply Co., Planet Fitness, Ollie's, Subway, OneMain Financial, Supercuts, Jackson Hewitt Tax Services and Dollar Tree.

Located in the heart of Gloucester's primary retail corridor.

Strong outparcel users draw significant traffic: Chipotle, Cookout, McDonald's, Wendy's, Taco Bell, and 711.

Multiple suites ranging in size.

Traffic counts: George Memorial Highway - 26,000 VPD

Multiple points of ingress/egress at multiple signalized intersections.

SITE PLAN

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UNIT	TENANT
6585	GREAT WALL
6583	JACKSON HEWITT TAX SERVICE
6581	SUPERCUTS
6569	AVAILABLE
6573	DOLLAR TREE
6555	AVAILABLE

UNIT	TENANT
6549	ONEMAIN FINANCIAL
6547	SUBWAY
6545	THE BATTERED BADGER
6541	LOS PORTALES MEXICAN RESTAURANT
6533	AVAILABLE

RETAIL MAP

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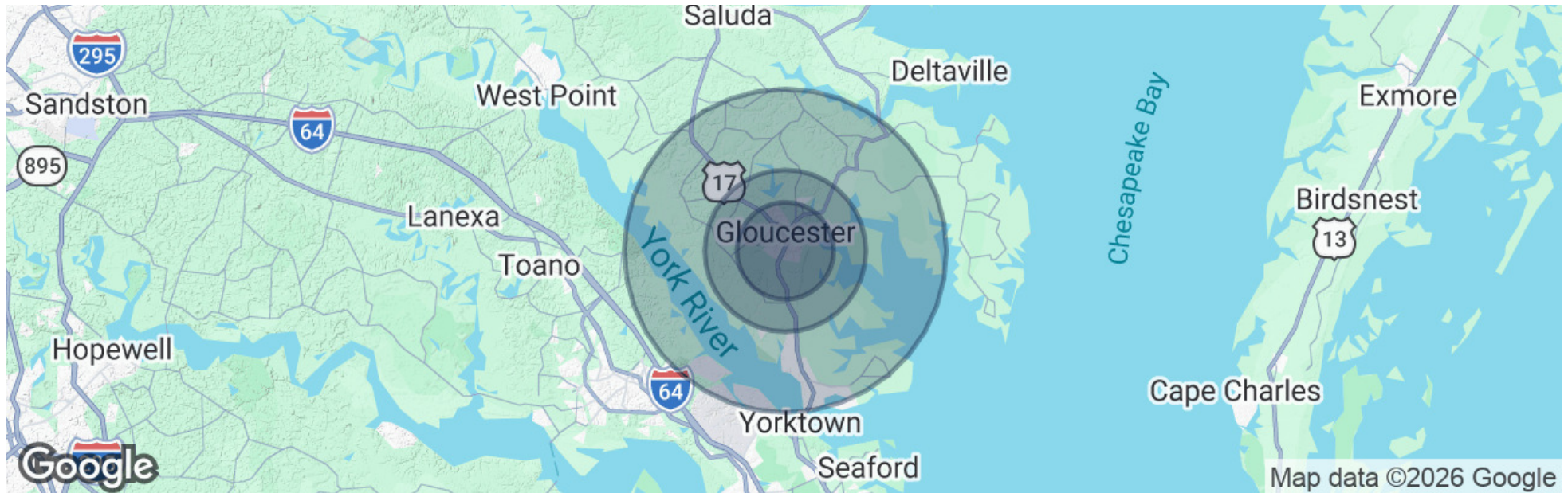
DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,979	14,832	39,963

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,728	5,825	16,106
# Of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$116,146	\$121,316	\$115,081
Average House Value	\$390,259	\$384,939	\$388,738

Demographics data derived from AlphaMap

CONTACT INFORMATION

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