



SALE

FREE STANDING RETAIL

SIGNALIZED

CENTRAL YORK COUNTY

RETAIL/OFFICE/MEDICAL



**6035 George Washington Mem Hwy (Rt 17)
YORKTOWN, VA**



OVERVIEW

Free Standing, high visibility bank branch with stop light access on Rt 17.

At over 1 acre, the site can accomodate extensive parking as well as redevelopment.

The building has an operating drive thru which can also be enclosed for expansion area.

Ideal middle York County location servicing one of the highest demographic markets in Hampton Roads.

Available early 2027

HIGHLIGHTS

- Free Standing
- Expandable
- Stoplight access
- Retail. Office. Medical
- Rare central York offering at the price point





6035 George Washington Memorial Hwy (Rt 17)
Rt 17 and Amory Ln and Grafton Dr
Yorktown, VA 23692



The Offering

- 1750 sf building with 768 sf footprint drive thru canopy
- 1.05 ac.
- 250 ft frontage Rt 17
- Signalized access
- Drive thru and potential expansion area
- Pylon sign
- Zoned GB
- Tax Map 029-4A
- Built 1964
- Available for occupancy early 2027

\$650,000



Brian Mello

757-812-0829

Alan Meetze

757-871-3738

bmello@hamnerdevco.com

ameetze@hamnerdevco.com

The Metrics

	1 Mile	3 Mile	5 Mile
• Population	5,147	30,184	107,244
• Households	2,056	11,851	43,110
• Avg HH Income	109,086	125,136	106,082
• Med HH Income	92,449	102,814	82,001

The Location

- Mid York County between Grafton Dr and signalized Amory Ln/Wolftrap Rd
- Rt 17 34,800 trips
- Captures high income submarket
- Prime development corridor with new Chick-fil-A and Chipotle within 1/3 mile

Brian Mello and Alan Meetze of Hamner Development Company represent the owner.

