

1.1 ACRES OF VACANT LAND FOR SALE

8900 - 8910 George Washington Memorial Highway
Yorktown, VA 23692



PRICE: \$250,000

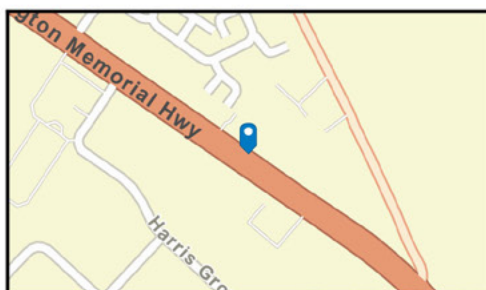
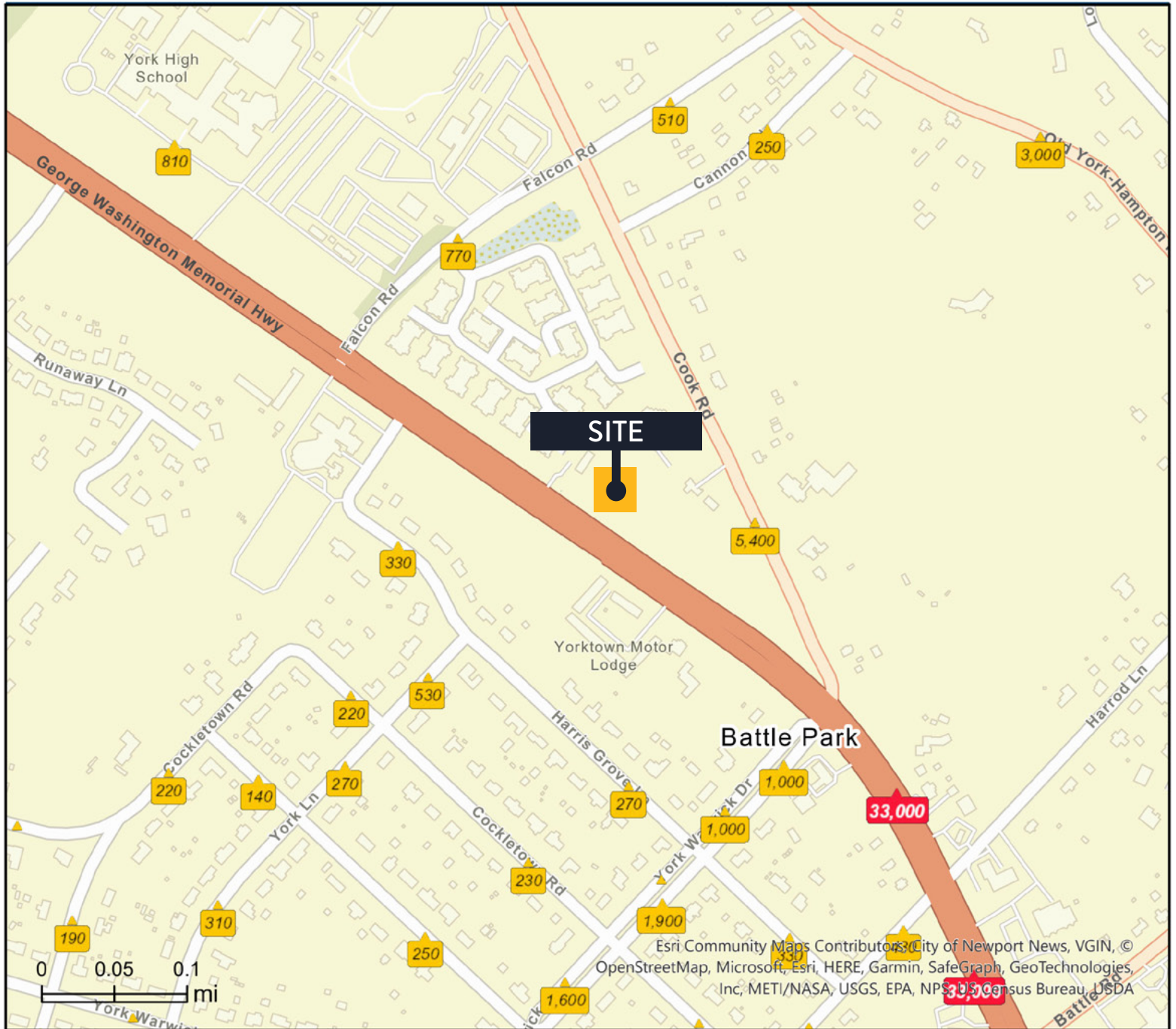
ABOUT PROPERTY

- Conveniently located on heavily traveled George Washington Memorial Highway (Route 17) in York County
- 1.11 acres
- Traffic Count: 33,000 VPD
- Zoned LB - Limited Business
- Approximately 225 feet of frontage on George Washington Memorial Highway
- Permitted uses include: Retail, School, Place of Worship, Medical, Fitness Facility, Auto Parts, Office and Restaurant
- The assessed value of the two parcels is \$233,100

For more information:
CLARK BALDWIN, CCIM
757.640.9290
ClarkBaldwin@HarveyLindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.harveylindsay.com



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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8900-8910 George Washington Memorial Hwy.

AERIAL

McDONALD'S, BOJANGLES,
WENDY'S & ARBY'S

YORKTOWN ARCH
RESIDENTIAL

Fort Eustis Blvd

PATRIOT'S
SQUARE

BOULEVARD
SHOPPES

NELSON'S
GRANT
RESIDENTIAL

YORKTOWN
LIBRARY

CLIFF'S AUTO
REPAIR

7-11

BEACHCOMBER
RESTAURANT

YORKTOWN
MOTOR LODGE

TIDEWATER PHYSICIANS
MEDICAL GROUP

VILLAS AT YORKTOWN
RESIDENTIAL

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FOR SALE

1.11 acres

DEMOGRAPHICS



2022 Summary	1 Mile	3 Miles	5 Miles
Population	4,275	16,519	74,395
Households	1,809	6,355	29,478
Families	1,307	4,664	20,219
Average Household Size	2.35	2.53	2.49
Owner Occupied Housing Units	1,329	4,714	17,624
Renter Occupied Housing Units	480	1,640	11,853
Median Age	49.8	42.3	37.0
Median Household Income	\$103,708	\$88,800	\$68,837
Average Household Income	\$128,852	\$116,539	\$95,652

KEY FACTS WITHIN 3 MILES



16,519
POPULATION



42.3
MEDIAN
AGE



2.53
AVG.
HOUSEHOLD
SIZE

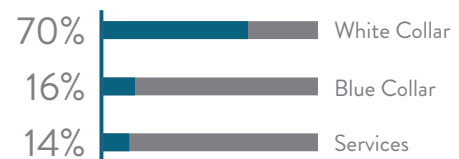
\$116,539
Average Household
Income



567
TOTAL BUSINESSES



7,828
TOTAL EMPLOYEES



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