

COMMERCIAL REAL ESTATE SERVICES

INVESTMENT SALES AND LEASING

**BERKSHIRE
HATHAWAY**
HOMESERVICES

RW TOWNE
REALTY

COMMERCIAL DIVISION



FOR SALE

KEY FEATURES

- Automotive, RV, equipment, and contractor-oriented user appeal
- 5.28 acres with $\pm 500'$ of prime frontage on George Washington Memorial Highway (Route 17)
- Zoned B-1 | Automotive sales permitted; formerly one of the premium used car dealers in the county
- Grandfathered minimum setback advantage
- Convenient access from the south and to the north due to median break
- Strong in place NOI with tremendous upside to improve

To Learn More, Contact:

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**3736 George Washington Memorial Highway
Hayes, VA 23072**

This is a rare, entitlement-protected automotive commercial site with strong in-place income, long-term redevelopment flexibility and irreplaceable highway visibility.



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Proven Revenue-Generating Dealership: The dealership for Old Hickory Buildings has consistently ranked in the Top 5 in Virginia earning the Million Dollar Club recognition annually from 2022 through 2025, underscoring its strong performance and contribution to the property's overall income stream.



5372 Discovery Park Blvd, Ste 101, Williamsburg, VA 23188 | janetmooreccim.com | 757.645.4500

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Double door entry to garage



Monument Signage

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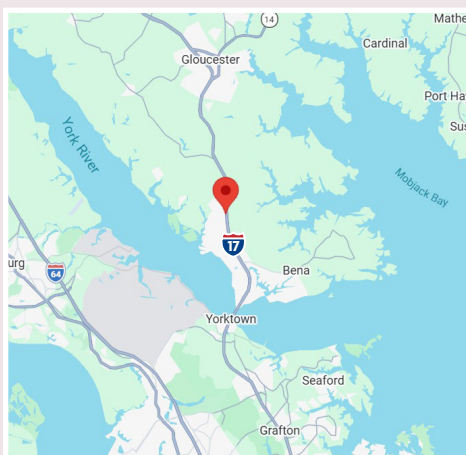
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LOCATION HIGHLIGHTS

- Positioned along Route 17, the primary north-south corridor connecting Hampton Roads to the south and Northern Virginia to the north – one of the most heavily traveled highways in the region
- Grandfathered entrance and reduced highway setback allowing inventory display close to roadway
- Highway Corridor District geared towards development
- Nearby retailers include Habitat for Humanity ReStore, Benny's Auto Service Repair, Pruitt Automotive, Automax of Gloucester, Exxon, 7-Eleven, US Postal Service, The Office Bar & Grille, O'Reilly Auto Parts, Kroger and more
- Traffic Count: 36,000 VPD



DEMOGRAPHICS

	5 MI	10 MI
POPULATION	18,855	78,323
AVERAGE HH INCOME	\$99,153	\$110,192
HOUSEHOLDS	7,632	30,432
TOTAL DAYTIME POPULATION	15,006	49,968

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