

FOR SALE

GREAT LOCATION

Carriage Point

6139 George Washington Memorial Highway | Gloucester, VA 23061



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › Retail pads available in mixed-use Carriage Point
- › 0.75 - 1.68± acres available with utilities
- › Water & sewer on site
- › Stormwater complete - no wetlands
- › Signalized intersection across from Canon Virginia
- › Zoned B-1 allowing gas, retail, office
- › Existing mixed-use site includes multifamily, bank, American Legion
- › **SALE PRICE:**
 - Pad C - 2.0± acres - **(SOLD)**
 - Pad D - 1.68± acres - \$450,000
 - Pad B-1 - 1± acres - \$350,000
 - Pad B-2 - 0.75± acre - \$400,000

FOR MORE INFORMATION:

RYAN FANELLI

Senior Vice President | Partner

804-400-6163

rfanelli@commonwealthcommercial.com

HARTLEY JORDAN

Sales & Leasing Associate

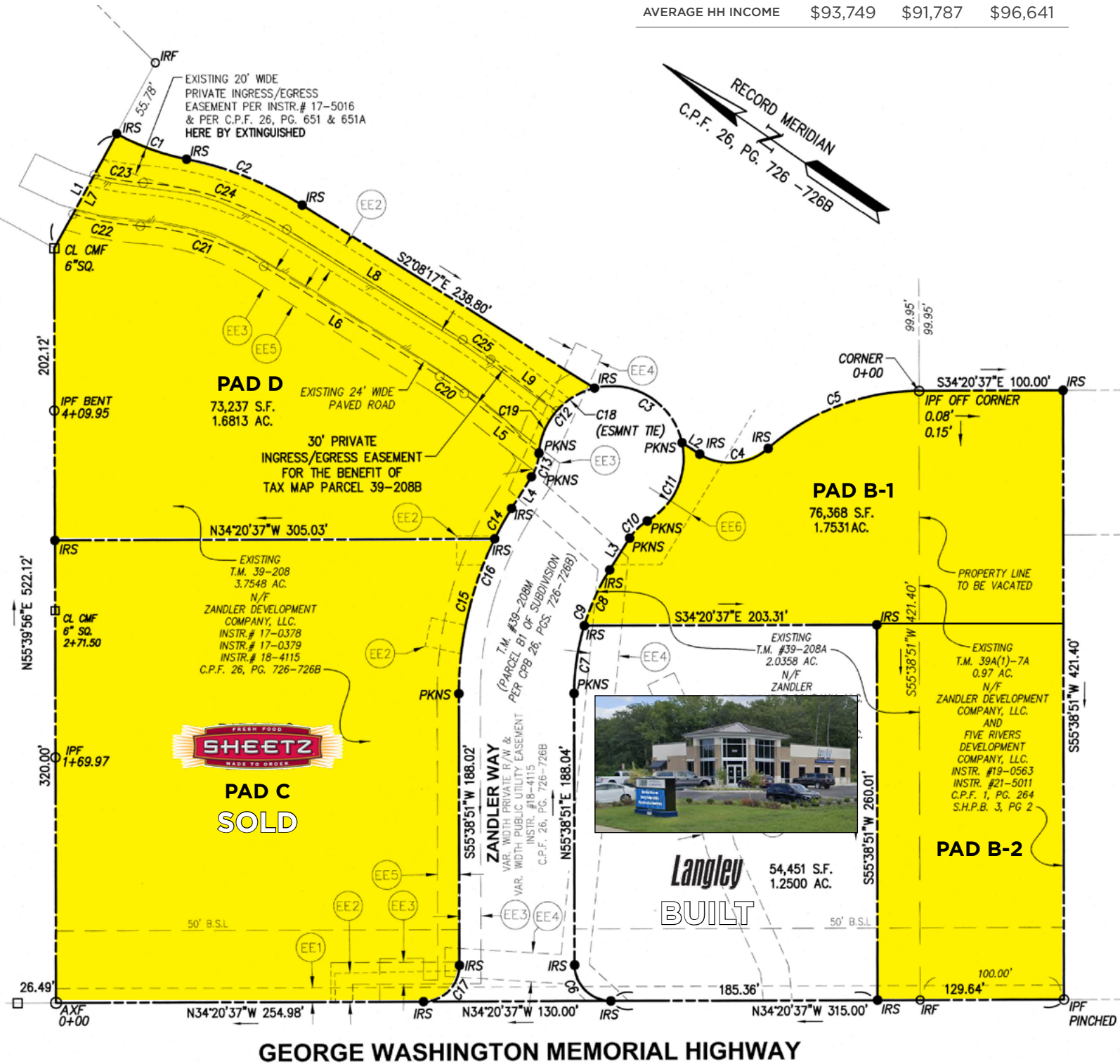
804-964-2391

hjordan@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Seller of this property. Information contained herein is deemed reliable but is not guaranteed.

SUBDIVISION PLAT

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	5,128	16,746	45,006
AVERAGE HH INCOME	\$93,749	\$91,787	\$96,641



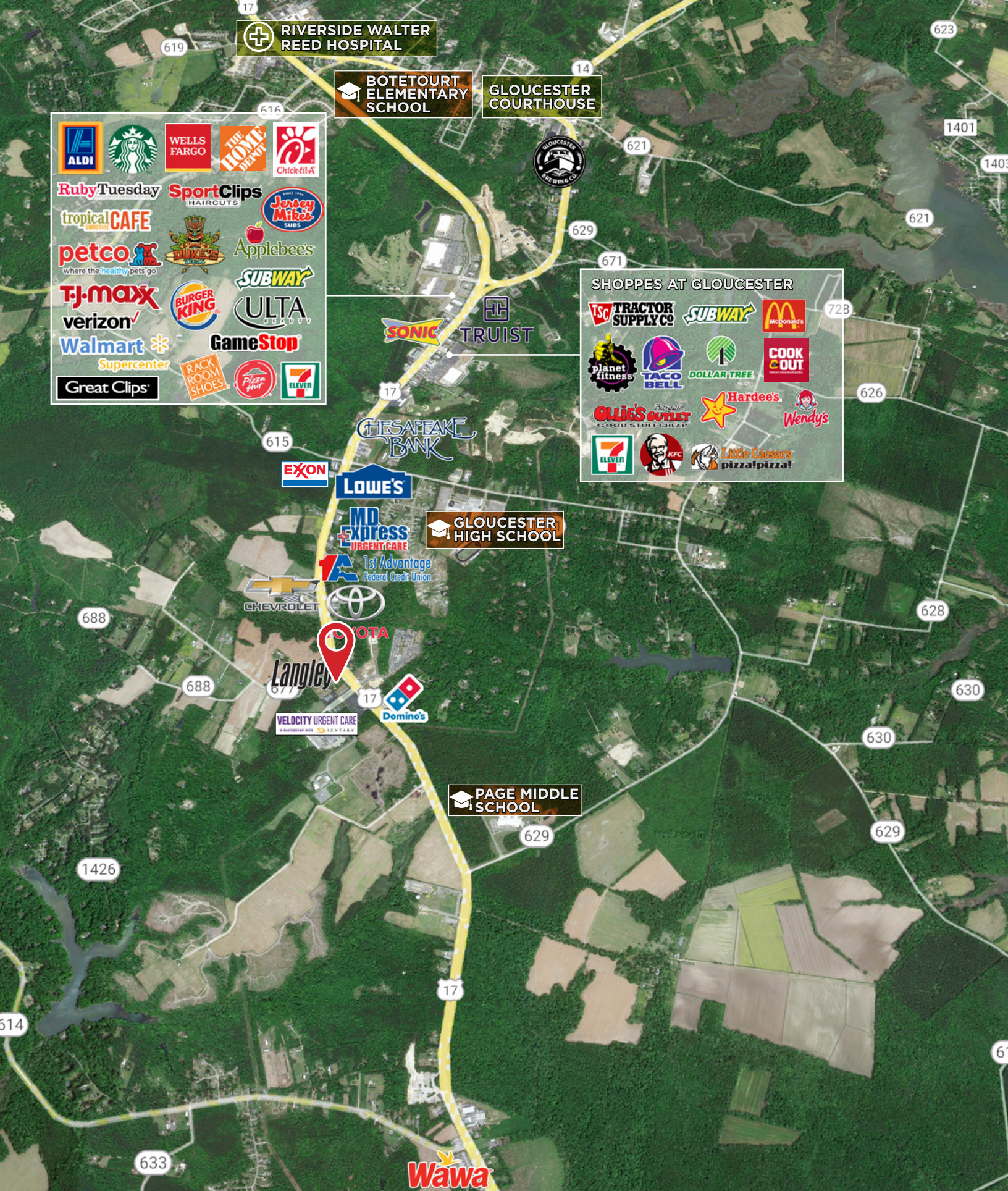
SITE PLAN



FOR SALE | 6139 GEORGE WASHINGTON MEMORIAL HIGHWAY
GLOUCESTER, VA 23061



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



RIVERSIDE WALTER REED HOSPITAL

BOTETOURT ELEMENTARY SCHOOL

GLOUCESTER COURTHOUSE

SHOPPES AT GLOUCESTER



FOR SALE | 6139 GEORGE WASHINGTON MEMORIAL HIGHWAY
GLOUCESTER, VA 23061