

FOR LEASE

± 11,020 SF
RETAIL - SHOWROOM
SERVICE CENTER

GLOUCESTER POINT
2546 George Washington
Mem. Hwy., Hayes, VA 23072



TRAFFIC COUNT: OVER 33,000 VPD

PROPERTY SUMMARY

- **Two-Story Building For Lease**
 - 1st Floor: ± 7,200 SF (120' x 60')
 - Warehouse offers 2 grade level Overhead Doors
 - 18' Clear Ceiling Height
 - 2nd Floor: ± 3,820 SF (90' x 60')
- Land Size: ± 0.8 AC
- Zoning: B-1
- Year Built: 1989

DEMOGRAPHICS (2022)

	3 MI.	5 MI.	7 MI.
Population:	11,886	18,118	32,415
Households:	4,963	7,216	12,517
Avg. Household Income:	\$97,654	\$97,083	\$104,220

TRAFFIC COUNTS (2022)

George Washington Mem. Hwy.	33,107 VPD
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AVAILABLE: MAY 2023
LEASE RATE: \$9.50 / PSF, NNN

For more information:
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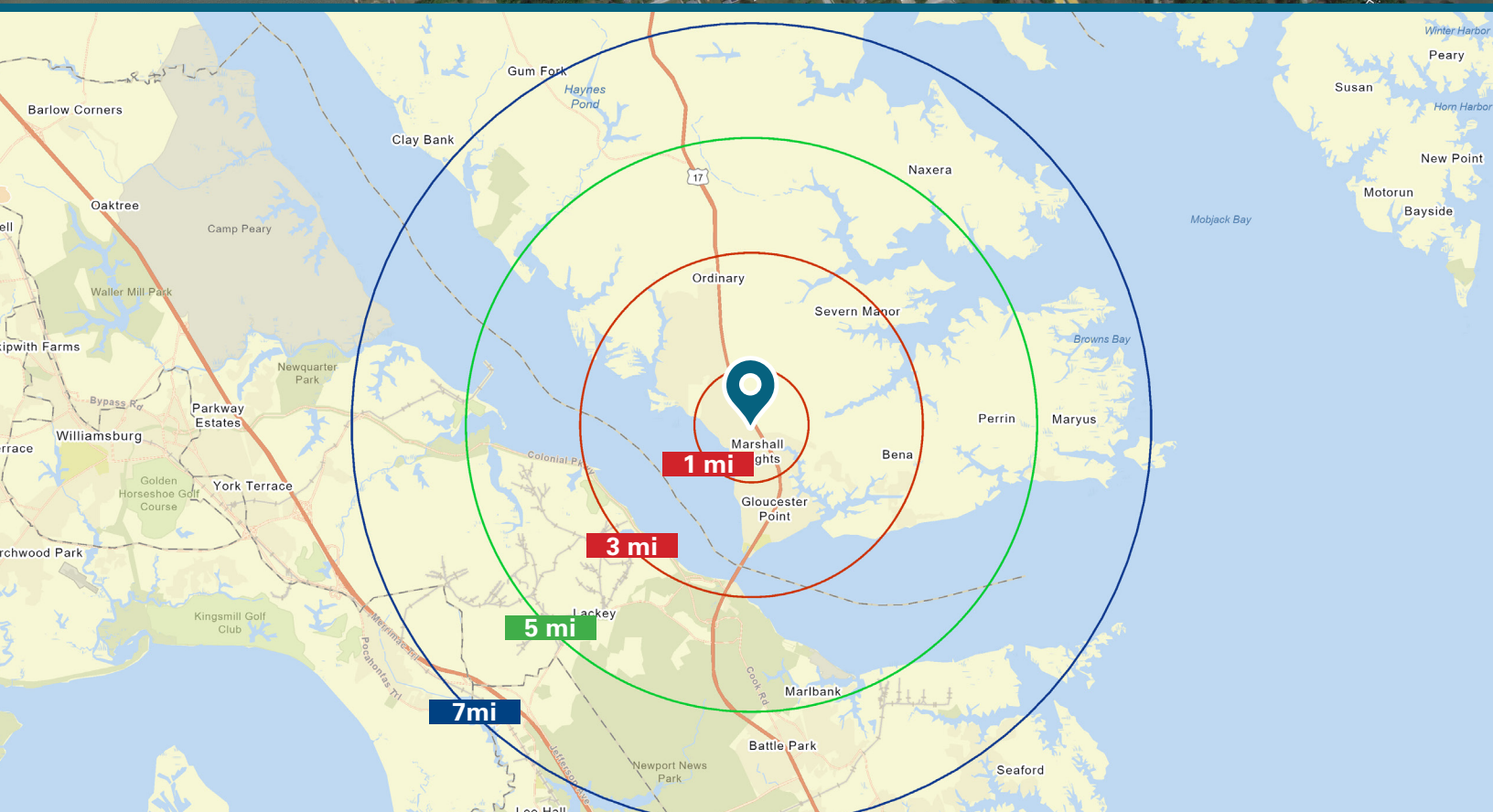
AERIAL VIEW MAP MILE RINGS

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SITE

YORK RIVER CROSSING



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