

For Sale / Lease Newly Renovated!

4329 George Washington Memorial Highway
Gloucester County, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Travis Waltz & Vince Campana

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

www.CampanaWaltz.com

Campana Waltz
Commercial Real Estate, LLC

This information was obtained from sources deemed to be reliable, but is not warranted.

This offer subject to errors and omissions, or withdrawal, without notice.

FOR SALE / LEASE
4329 George Washington Memorial Highway
Gloucester, Virginia

Location: 4329 George Washington Memorial Highway, York County

Description: **NEWLY RENOVATED!** The Property consists of a 1-story restaurant building with excellent visibility and road frontage along Gloucester County's main business thoroughfare, George Washington Memorial Highway (Route 17). The building is approximately 6,667 square feet, has an abundance of parking on a 3 acre parcel, and currently has a hood system built into the kitchen area of the building. This is a rare opportunity for restaurateurs and users seeking high exposure with both large scale parking and building space!

Land Area: 3.33 acres

Sales Price: \$950,000.00

Lease Rate: \$7,000.00 month NNN (\$12.59 per square foot)

Parking: Approximately 80 spaces

Traffic Count: 35,000 VPD

Zoning: B-1

General Information:

- Rare opportunity
- Great road frontage on Route 17
- Growing business area

Also included:

- Aerial Maps
- Location Map

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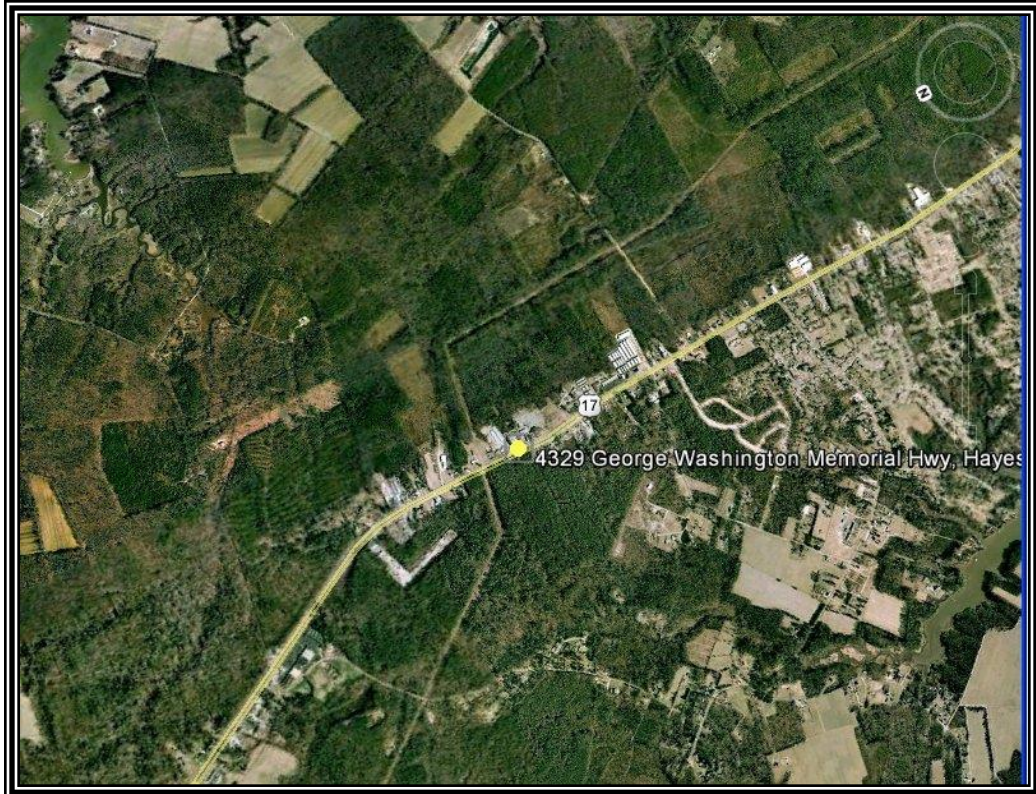
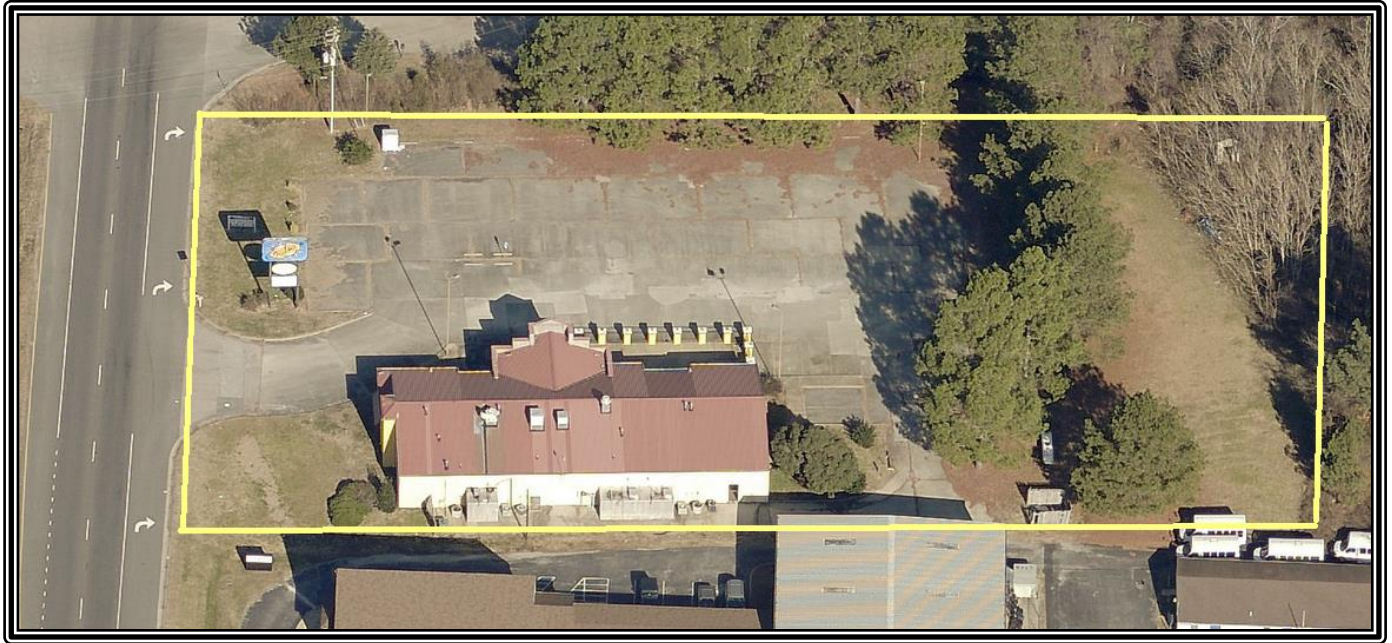
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Commercial Real Estate, LLC



Demographic and Income Profile

4329 George Washington Memorial Hwy, Hayes, Virginia,
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.32594

Longitude: -76.51437

Summary	Census 2010	2018	2023
Population	12,138	13,265	13,908
Households	4,915	5,375	5,635
Families	3,460	3,744	3,908
Average Household Size	2.46	2.46	2.46
Owner Occupied Housing Units	3,683	3,741	3,982
Renter Occupied Housing Units	1,232	1,634	1,653
Median Age	42.0	44.4	45.2
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.95%	0.83%	0.83%
Households	0.95%	0.78%	0.79%
Families	0.86%	0.70%	0.71%
Owner HHs	1.26%	1.08%	1.16%
Median Household Income	2.64%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	398	7.4%	351	6.2%
\$15,000 - \$24,999	349	6.5%	303	5.4%
\$25,000 - \$34,999	616	11.5%	541	9.6%
\$35,000 - \$49,999	634	11.8%	585	10.4%
\$50,000 - \$74,999	1,276	23.7%	1,246	22.1%
\$75,000 - \$99,999	695	12.9%	756	13.4%
\$100,000 - \$149,999	931	17.3%	1,194	21.2%
\$150,000 - \$199,999	290	5.4%	380	6.7%
\$200,000+	186	3.5%	279	5.0%
Median Household Income	\$60,793		\$69,244	
Average Household Income	\$76,068		\$89,833	
Per Capita Income	\$30,890		\$36,453	

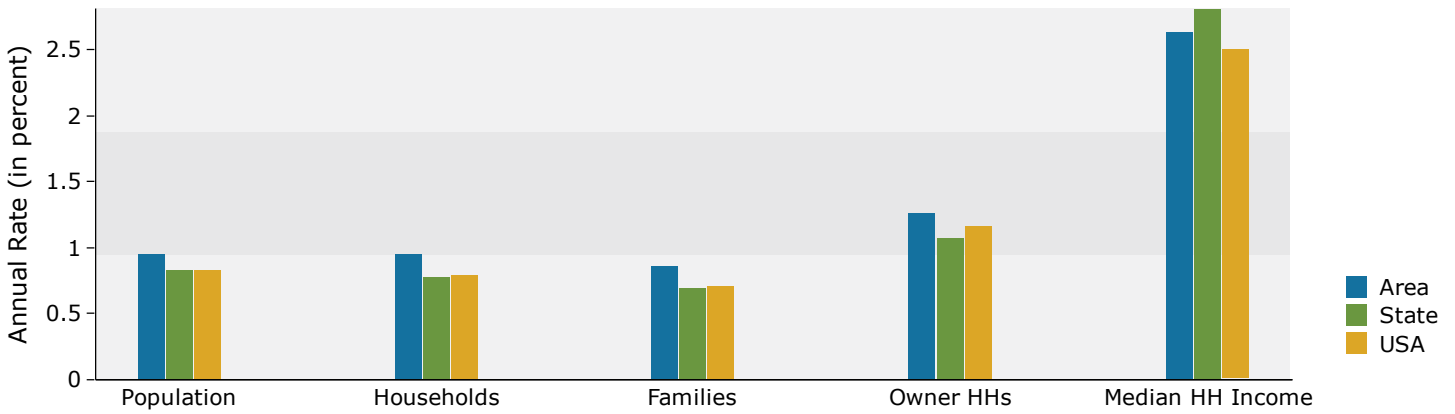
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	607	5.0%	600	4.5%	620	4.5%
5 - 9	746	6.1%	650	4.9%	655	4.7%
10 - 14	732	6.0%	761	5.7%	745	5.4%
15 - 19	807	6.6%	722	5.4%	736	5.3%
20 - 24	674	5.6%	659	5.0%	615	4.4%
25 - 34	1,387	11.4%	1,744	13.1%	1,681	12.1%
35 - 44	1,605	13.2%	1,592	12.0%	1,877	13.5%
45 - 54	2,086	17.2%	1,859	14.0%	1,740	12.5%
55 - 64	1,679	13.8%	2,102	15.8%	2,137	15.4%
65 - 74	1,123	9.3%	1,609	12.1%	1,872	13.5%
75 - 84	533	4.4%	733	5.5%	960	6.9%
85+	159	1.3%	234	1.8%	269	1.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,636	87.6%	11,546	87.0%	12,036	86.5%
Black Alone	973	8.0%	953	7.2%	921	6.6%
American Indian Alone	33	0.3%	40	0.3%	44	0.3%
Asian Alone	106	0.9%	144	1.1%	172	1.2%
Pacific Islander Alone	7	0.1%	14	0.1%	19	0.1%
Some Other Race Alone	71	0.6%	119	0.9%	162	1.2%
Two or More Races	313	2.6%	449	3.4%	554	4.0%
Hispanic Origin (Any Race)	300	2.5%	503	3.8%	675	4.9%

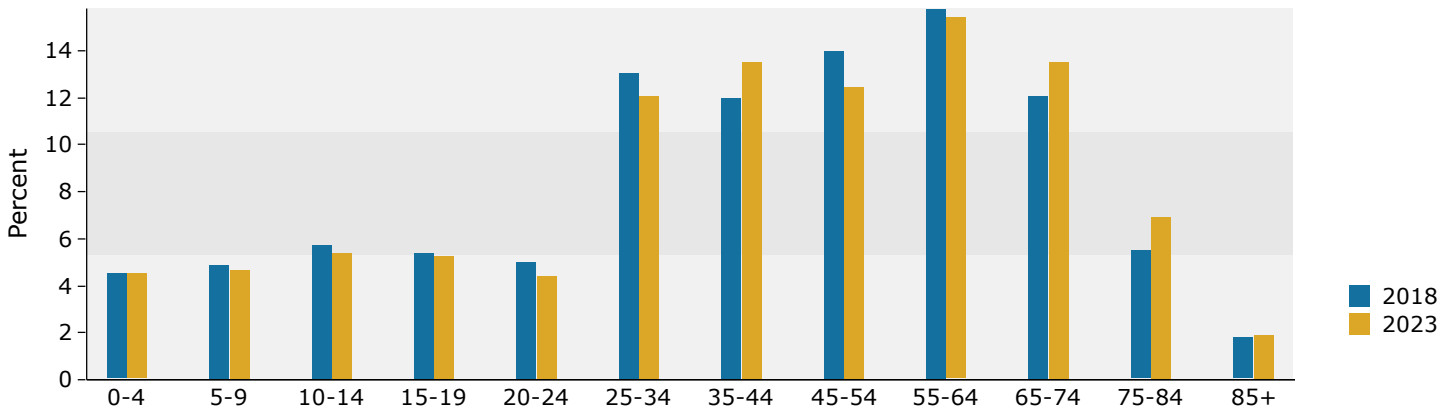
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

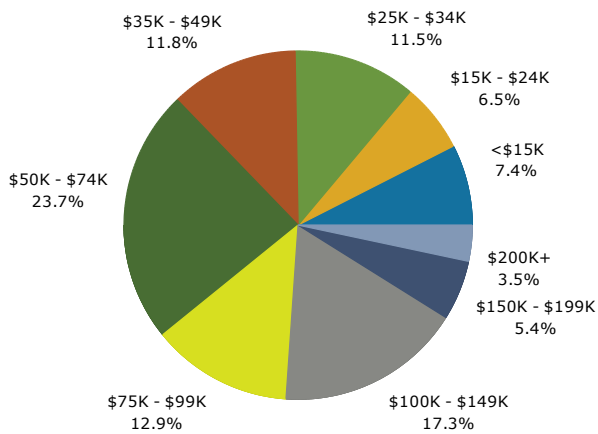
Trends 2018-2023



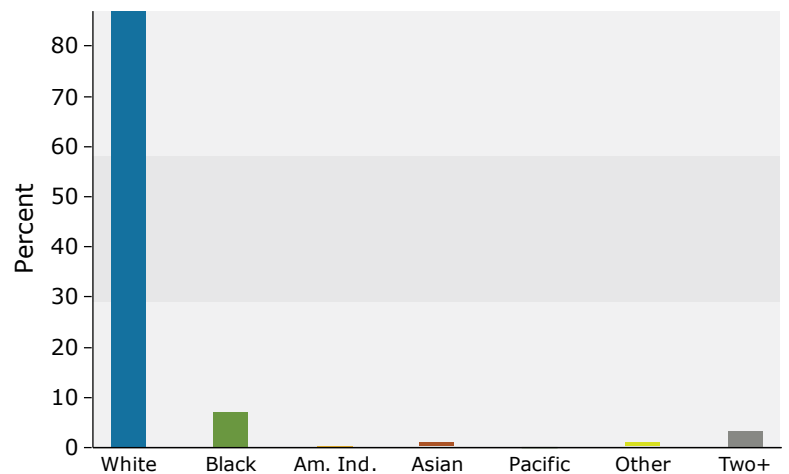
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.8%



Demographic and Income Profile

4329 George Washington Memorial Hwy, Hayes, Virginia,
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.32594
Longitude: -76.51437

Summary	Census 2010	2018	2023
Population	26,174	28,354	29,677
Households	10,359	11,261	11,797
Families	7,356	7,907	8,243
Average Household Size	2.48	2.47	2.47
Owner Occupied Housing Units	7,640	7,657	8,148
Renter Occupied Housing Units	2,719	3,605	3,649
Median Age	41.9	43.8	44.5
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.92%	0.83%	0.83%
Households	0.93%	0.78%	0.79%
Families	0.84%	0.70%	0.71%
Owner HHs	1.25%	1.08%	1.16%
Median Household Income	2.93%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	908	8.1%	803	6.8%
\$15,000 - \$24,999	756	6.7%	661	5.6%
\$25,000 - \$34,999	1,091	9.7%	960	8.1%
\$35,000 - \$49,999	1,324	11.8%	1,222	10.4%
\$50,000 - \$74,999	2,452	21.8%	2,376	20.1%
\$75,000 - \$99,999	1,648	14.6%	1,772	15.0%
\$100,000 - \$149,999	2,002	17.8%	2,534	21.5%
\$150,000 - \$199,999	602	5.3%	771	6.5%
\$200,000+	477	4.2%	698	5.9%
Median Household Income	\$63,321		\$73,156	
Average Household Income	\$79,043		\$93,181	
Per Capita Income	\$31,916		\$37,512	

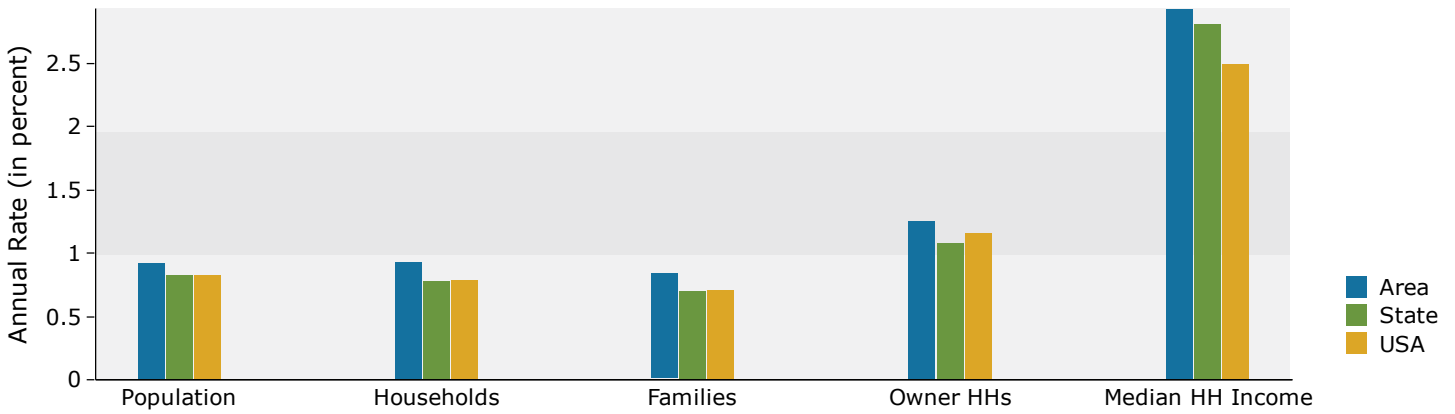
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,384	5.3%	1,362	4.8%	1,407	4.7%
5 - 9	1,610	6.2%	1,480	5.2%	1,499	5.1%
10 - 14	1,642	6.3%	1,659	5.9%	1,657	5.6%
15 - 19	1,763	6.7%	1,602	5.7%	1,615	5.4%
20 - 24	1,437	5.5%	1,560	5.5%	1,439	4.8%
25 - 34	2,941	11.2%	3,562	12.6%	3,603	12.1%
35 - 44	3,387	12.9%	3,320	11.7%	3,809	12.8%
45 - 54	4,365	16.7%	3,896	13.7%	3,641	12.3%
55 - 64	3,547	13.6%	4,349	15.3%	4,364	14.7%
65 - 74	2,322	8.9%	3,306	11.7%	3,822	12.9%
75 - 84	1,245	4.8%	1,603	5.7%	2,088	7.0%
85+	529	2.0%	653	2.3%	734	2.5%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	21,911	83.7%	23,479	82.8%	24,376	82.1%
Black Alone	3,050	11.7%	3,140	11.1%	3,153	10.6%
American Indian Alone	74	0.3%	89	0.3%	96	0.3%
Asian Alone	285	1.1%	382	1.3%	456	1.5%
Pacific Islander Alone	18	0.1%	41	0.1%	54	0.2%
Some Other Race Alone	176	0.7%	292	1.0%	398	1.3%
Two or More Races	659	2.5%	933	3.3%	1,144	3.9%
Hispanic Origin (Any Race)	751	2.9%	1,259	4.4%	1,700	5.7%

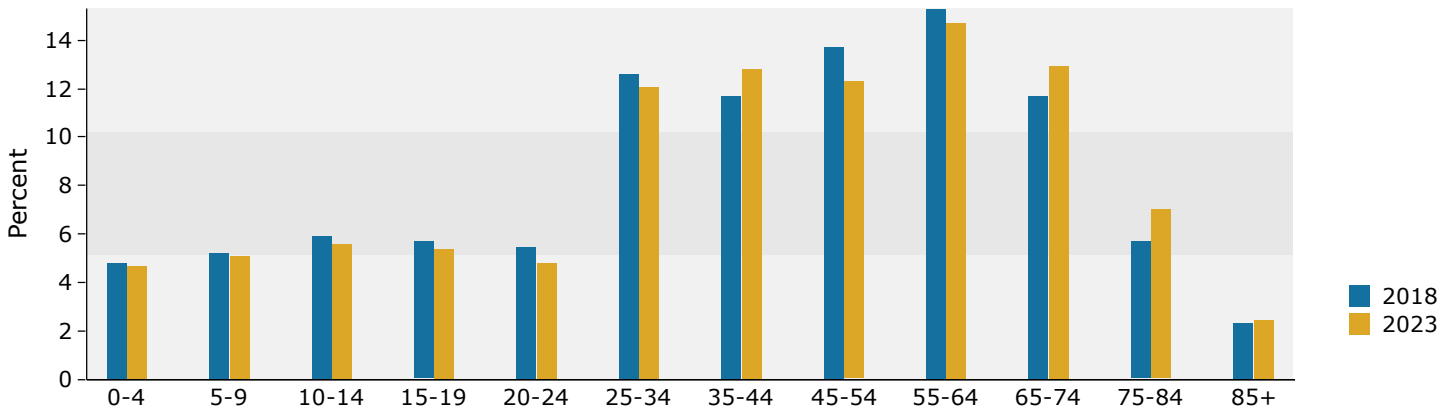
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

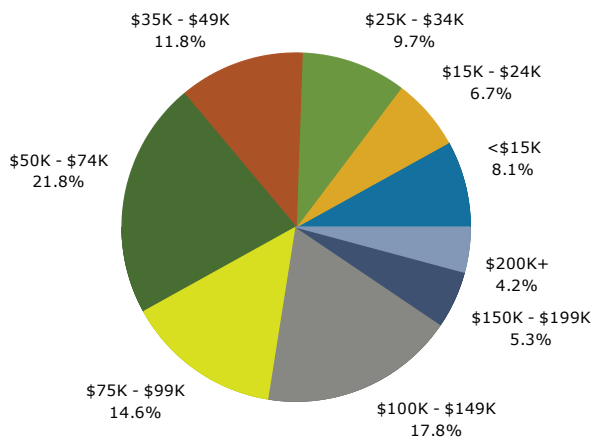
Trends 2018-2023



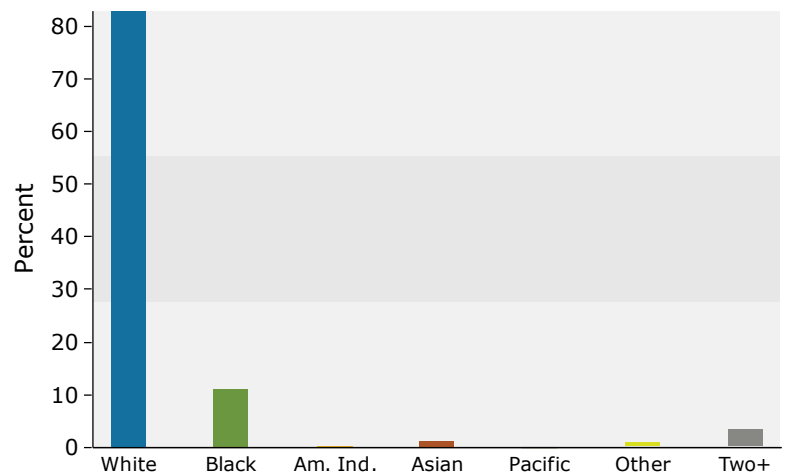
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 4.4%



Demographic and Income Profile

4329 George Washington Memorial Hwy, Hayes, Virginia,
Drive Time: 30 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.32594
Longitude: -76.51437

Summary	Census 2010	2018	2023
Population	198,550	208,598	214,975
Households	75,496	78,902	81,229
Families	53,188	55,017	56,396
Average Household Size	2.56	2.58	2.58
Owner Occupied Housing Units	48,275	48,243	50,460
Renter Occupied Housing Units	27,221	30,659	30,769
Median Age	35.5	37.0	38.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.60%	0.83%	0.83%
Households	0.58%	0.78%	0.79%
Families	0.50%	0.70%	0.71%
Owner HHs	0.90%	1.08%	1.16%
Median Household Income	2.61%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	5,920	7.5%	5,103	6.3%
\$15,000 - \$24,999	5,293	6.7%	4,586	5.6%
\$25,000 - \$34,999	6,994	8.9%	6,177	7.6%
\$35,000 - \$49,999	10,533	13.3%	9,733	12.0%
\$50,000 - \$74,999	16,478	20.9%	16,097	19.8%
\$75,000 - \$99,999	11,317	14.3%	12,019	14.8%
\$100,000 - \$149,999	12,924	16.4%	15,655	19.3%
\$150,000 - \$199,999	5,325	6.7%	6,286	7.7%
\$200,000+	4,118	5.2%	5,573	6.9%
Median Household Income	\$63,853		\$72,635	
Average Household Income	\$82,604		\$96,040	
Per Capita Income	\$31,787		\$36,808	

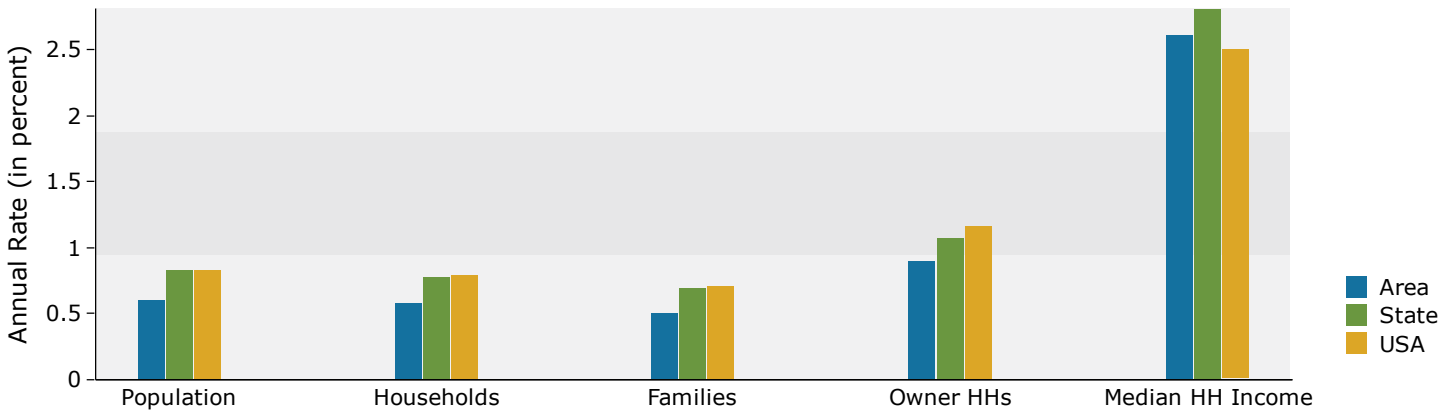
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,479	6.8%	12,907	6.2%	13,292	6.2%
5 - 9	13,539	6.8%	12,971	6.2%	12,900	6.0%
10 - 14	13,645	6.9%	13,127	6.3%	12,930	6.0%
15 - 19	14,525	7.3%	13,236	6.3%	13,187	6.1%
20 - 24	15,124	7.6%	15,306	7.3%	14,677	6.8%
25 - 34	27,684	13.9%	31,329	15.0%	31,468	14.6%
35 - 44	25,588	12.9%	25,574	12.3%	28,414	13.2%
45 - 54	30,099	15.2%	26,072	12.5%	24,228	11.3%
55 - 64	21,705	10.9%	26,807	12.9%	26,683	12.4%
65 - 74	13,225	6.7%	18,751	9.0%	21,784	10.1%
75 - 84	7,233	3.6%	8,950	4.3%	11,404	5.3%
85+	2,705	1.4%	3,570	1.7%	4,007	1.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	128,221	64.6%	130,764	62.7%	131,864	61.3%
Black Alone	49,173	24.8%	50,886	24.4%	51,493	24.0%
American Indian Alone	894	0.5%	983	0.5%	1,043	0.5%
Asian Alone	7,049	3.6%	8,913	4.3%	10,324	4.8%
Pacific Islander Alone	352	0.2%	514	0.2%	617	0.3%
Some Other Race Alone	4,784	2.4%	6,422	3.1%	7,844	3.6%
Two or More Races	8,079	4.1%	10,116	4.8%	11,790	5.5%
Hispanic Origin (Any Race)	13,811	7.0%	19,160	9.2%	23,868	11.1%

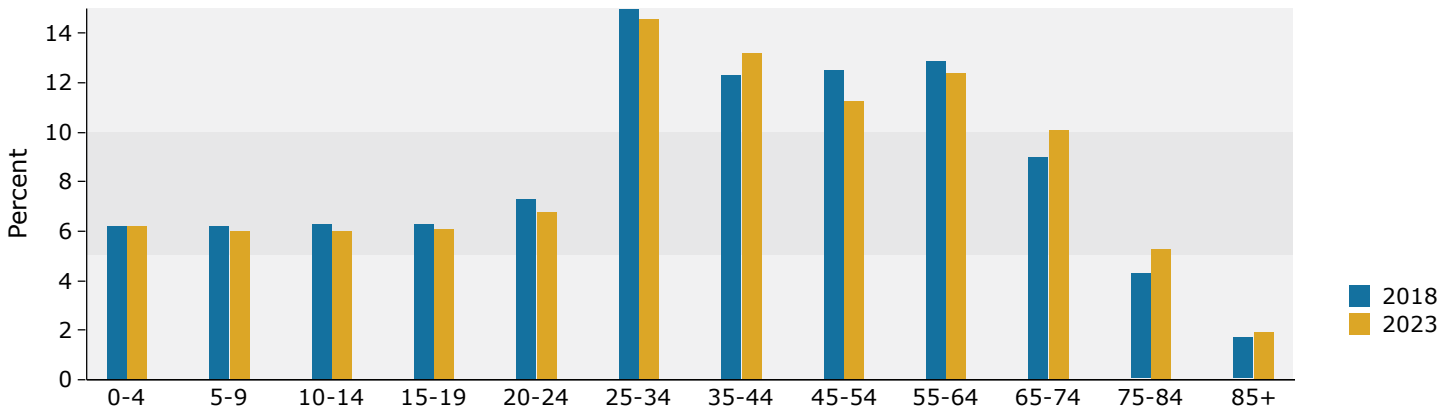
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

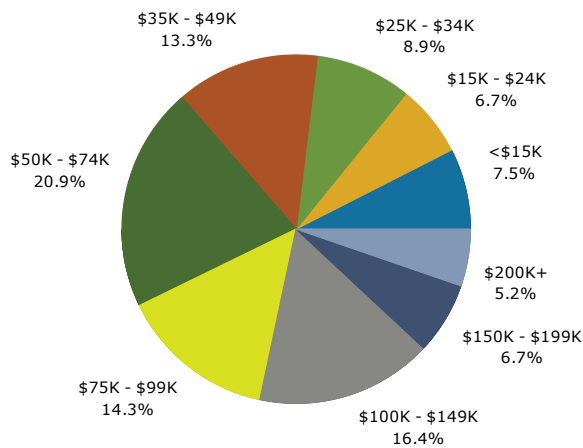
Trends 2018-2023



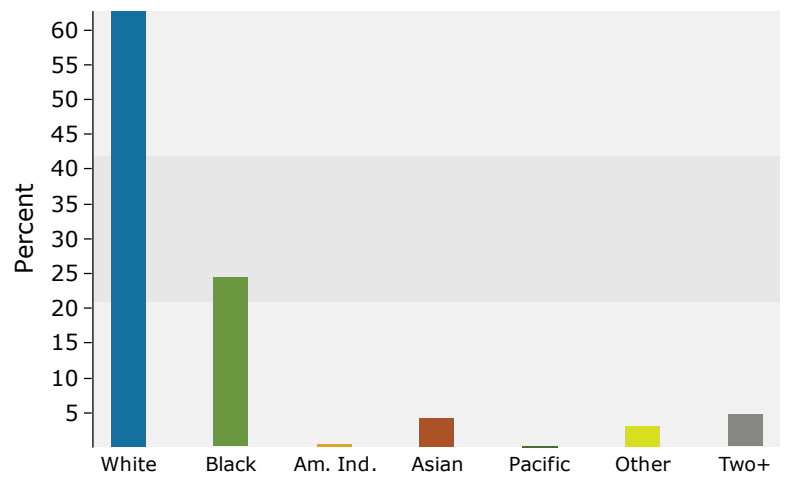
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 9.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC