

Rich Retail Center

**2700 Block of George Washington Memorial
Highway
Yorktown, Virginia
For Lease**



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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*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 LEASE

Rich Retail Center

Location: 2700 Block of George Washington Memorial Highway, York County, Virginia.

Description: The Rich Retail Center is located at the corner of Rich Road and Route 17 (George Washington Memorial Highway) and has uncontested visibility to the 39,000 car daily that traverse by everyday. Within 300 yards of the building is the Route 17 & Victory Blvd lighted intersection that houses Wal-Mart and is one of the largest traffic hubs of York County. There are six retail units, plenty of signage available, and is more affordable than the neighboring centers.

Year Built: 1979

Building Size: 9,550 square foot retail strip center

Units:

2711 – Boxes Plus	1,500 Sq.Ft.
2713 – York Pawn	1,500 Sq.Ft.
2715 – Pro Music	1,500 Sq.Ft.
2717 – AVAILABLE	1,250 Sq.Ft.
2719 – Ancient Art Tattoo	1,250 Sq.Ft.
2721 – Title Max	2,652 Sq.Ft.

Lease Rate: \$15.00 Sq.Ft. – Triple Net

CAMs: Approximately \$2.50 Sq.Ft. (subject to yearly adjustments)

Zoning: GB: General Business

Additional Information:

- Aerial
- Location Map
- Demographics

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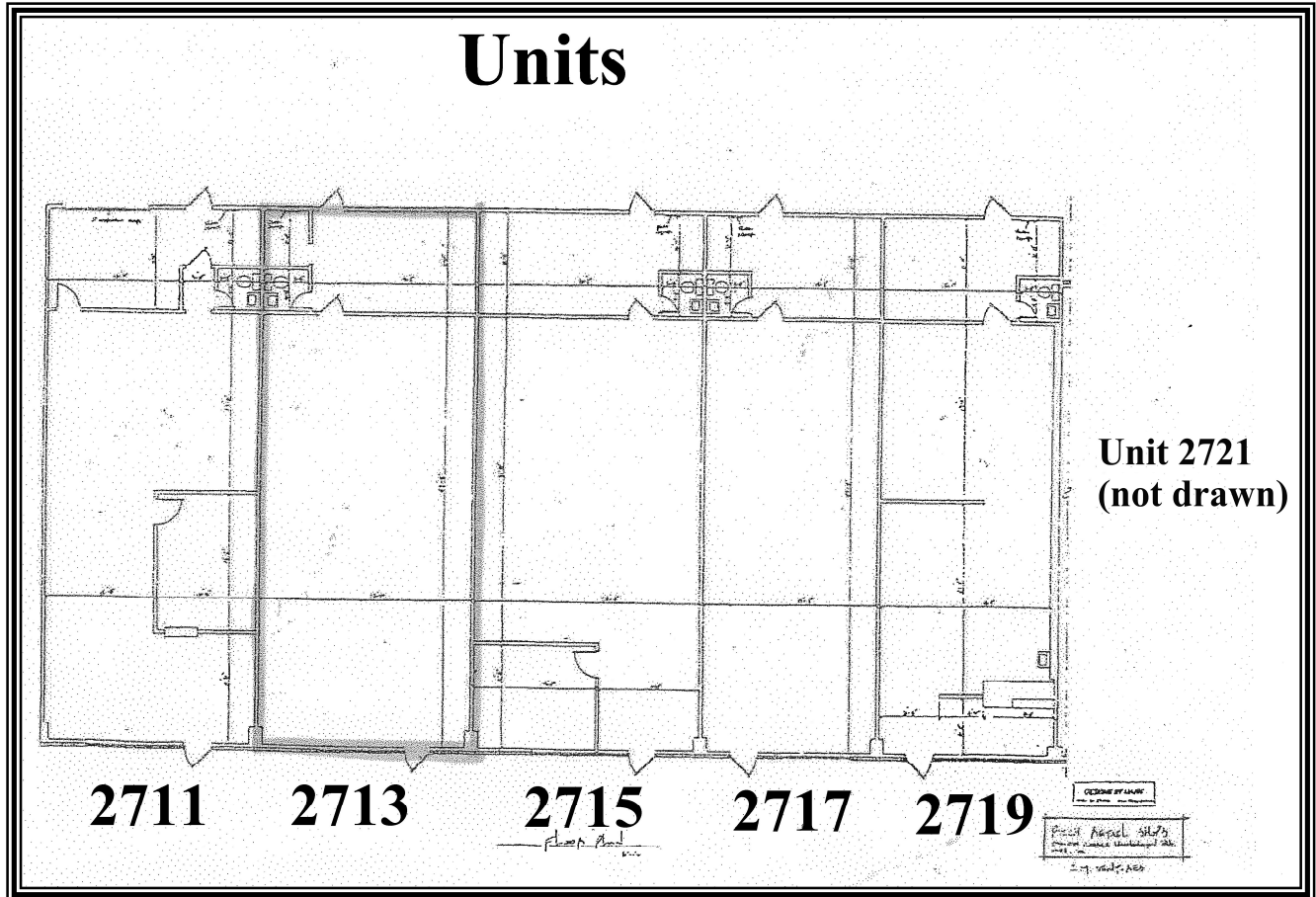
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Unit Drawings

2715 George Washington Memorial Highway



Rich Retail consists of two properties that are affixed to one another. Building 2715 contains the above Units 2711, 2713, 2715, 2717, & 2719. These units share one water meter. The Tenant's pay their prorated share of the water bill with their CAM fees.

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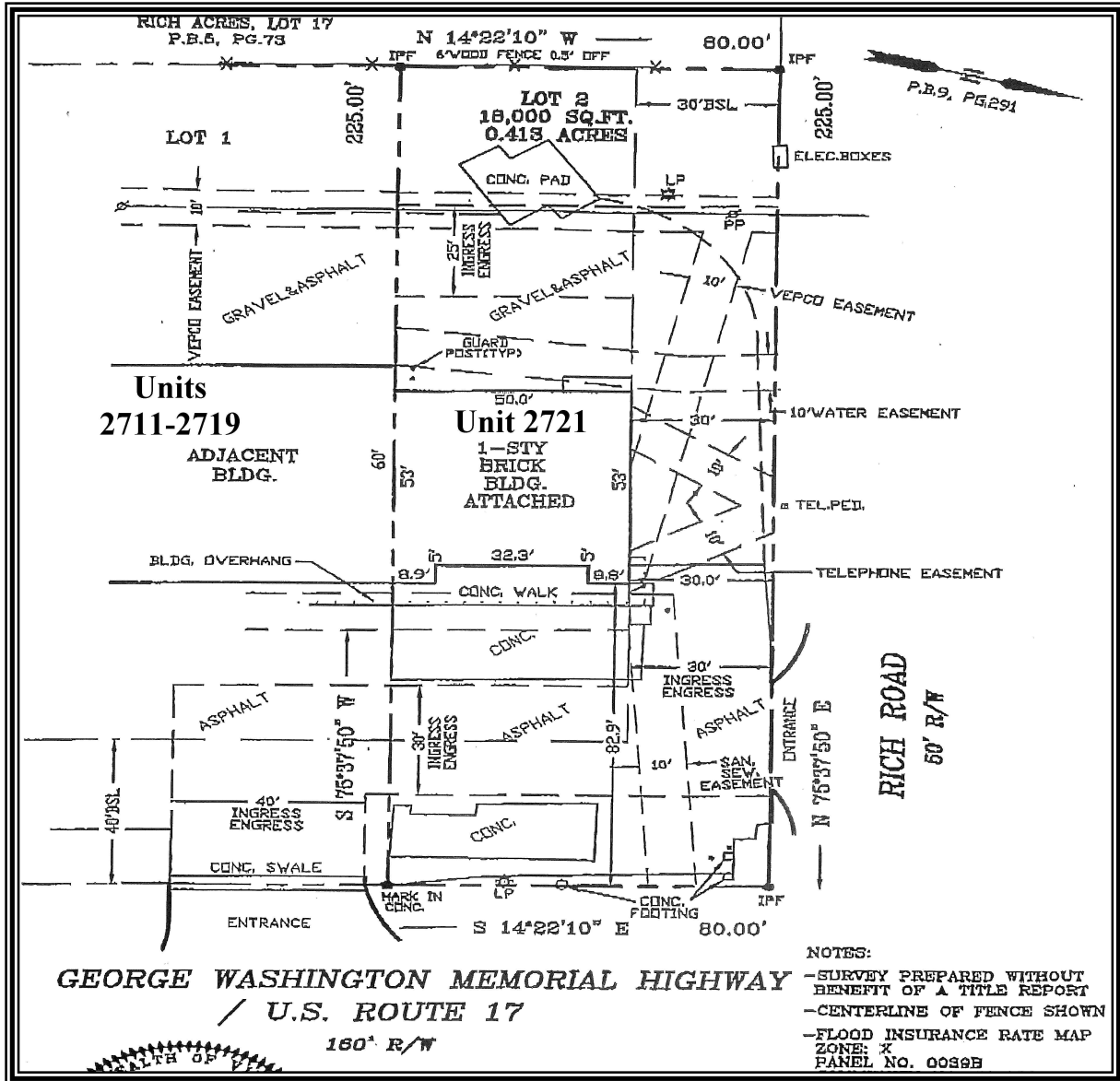
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Unit Drawings

2721 George Washington Memorial Highway



Building 2721 is a stand alone property.

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Rich Retail Center



Aerial Photograph of Rich Retail Center

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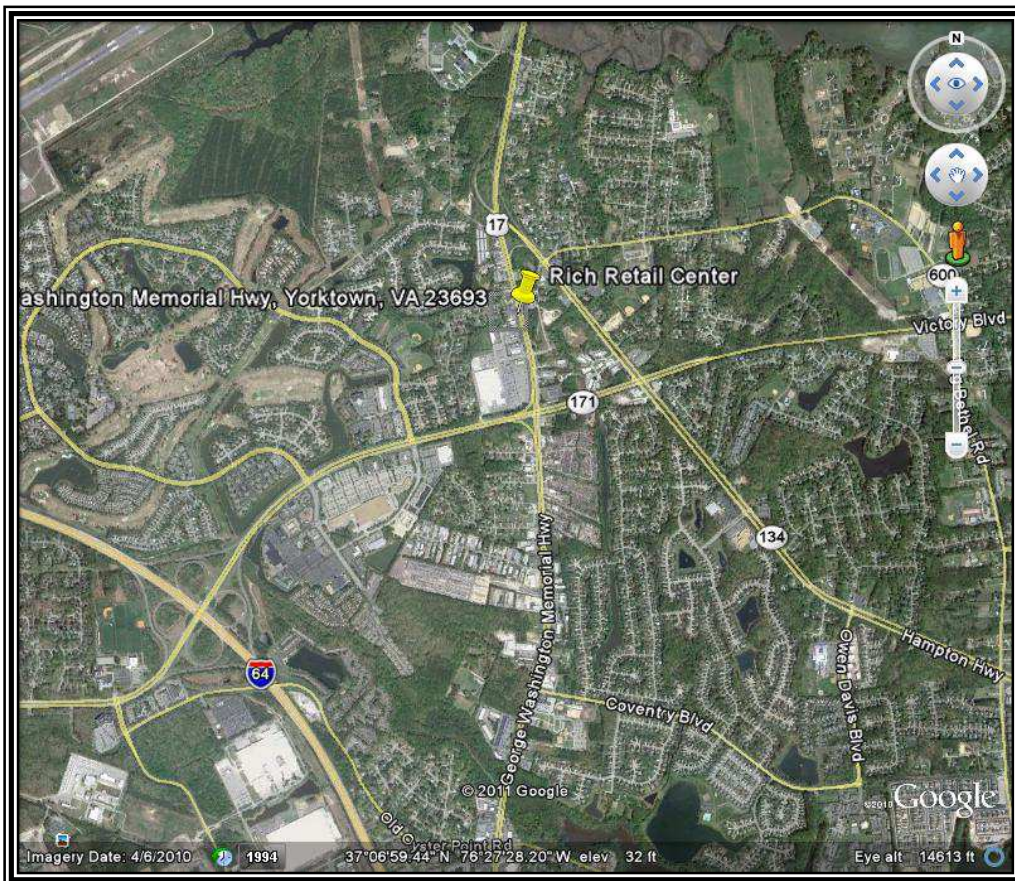
Rich Retail



Surrounding Businesses

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Maps





For Sale	For Lease	Sales Comps	Property Records	Local Info
Select a Property Type		Enter a location		Search



Demographics for 2721 George Washington Memorial Highway, Yorktown, VA 23693

Population	1-mi.	3-mi
2011 Male Population	2,301	26,200
2011 Female Population	2,439	28,300
% 2011 Male Population	48.54%	48.10%
% 2011 Female Population	51.46%	51.90%
2011 Total Adult Population	3,523	40,400
2011 Total Daytime Population	6,007	62,500
2011 Total Daytime Work Population	3,349	35,300
2011 Median Age Total Population	38	34
2011 Median Age Adult Population	45	42
2011 Age 0-5	334	4,890
2011 Age 6-13	544	6,050
2011 Age 14-17	338	3,130
2011 Age 18-20	219	2,030
2011 Age 21-24	195	3,110
2011 Age 25-29	221	4,280
2011 Age 30-34	258	3,980
2011 Age 35-39	366	4,320
2011 Age 40-44	429	4,250

Population

	1-mi.	3-mi
2011 Age 45-49	464	4,160
2011 Age 50-54	406	3,670
2011 Age 55-59	319	2,920
2011 Age 60-64	222	2,380
2011 Age 65-69	128	1,660
2011 Age 70-74	107	1,250
2011 Age 75-79	84	967
2011 Age 80-84	59	741
2011 Age 85+	48	695
% 2011 Age 0-5	7.04%	8.97%
% 2011 Age 6-13	11.47%	11.09%
% 2011 Age 14-17	7.13%	5.74%
% 2011 Age 18-20	4.62%	3.74%
% 2011 Age 21-24	4.11%	5.71%
% 2011 Age 25-29	4.66%	7.85%
% 2011 Age 30-34	5.44%	7.30%
% 2011 Age 35-39	7.72%	7.93%
% 2011 Age 40-44	9.05%	7.81%
% 2011 Age 45-49	9.79%	7.63%
% 2011 Age 50-54	8.56%	6.73%
% 2011 Age 55-59	6.73%	5.36%
% 2011 Age 60-64	4.68%	4.38%
% 2011 Age 65-69	2.70%	3.06%
% 2011 Age 70-74	2.26%	2.30%
% 2011 Age 75-79	1.77%	1.77%
% 2011 Age 80-84	1.24%	1.36%
% 2011 Age 85+	1.01%	1.27%
2011 White Population	3,641	37,300
2011 Black Population	511	10,400

Population

	1-mi.	3-mi
2011 Asian/Hawaiian/Pacific Islander	371	2,95
2011 American Indian/Alaska Native	17	236
2011 Other Population (Incl 2+ Races)	200	3,63
2011 Hispanic Population	183	3,68
2011 Non-Hispanic Population	4,557	50,8
% 2011 White Population	76.81%	68.4
% 2011 Black Population	10.78%	19.1
% 2011 Asian/Hawaiian/Pacific Islander	7.83%	5.42'
% 2011 American Indian/Alaska Native	0.36%	0.43'
% 2011 Other Population (Incl 2+ Races)	4.22%	6.66'
% 2011 Hispanic Population	3.86%	6.76'
% 2011 Non-Hispanic Population	96.14%	93.2
2000 Non-Hispanic White	3,369	37,3
2000 Non-Hispanic Black	295	8,54
2000 Non-Hispanic Amer Indian/Alaska Native	2	104
2000 Non-Hispanic Asian	291	1,96
2000 Non-Hispanic Hawaiian/Pacific Islander	3	69
2000 Non-Hispanic Some Other Race	4	66
2000 Non-Hispanic Two or More Races	97	1,12
% 2000 Non-Hispanic White	82.96%	75.8
% 2000 Non-Hispanic Black	7.26%	17.3
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.05%	0.21'
% 2000 Non-Hispanic Asian	7.17%	3.98'
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.07%	0.14'
% 2000 Non-Hispanic Some Other Race	0.10%	0.13'
% 2000 Non-Hispanic Two or More Races	2.39%	2.28'

Population Change

	1-mi.	3-mi.
Total Employees	n/a	n/a
Total Establishemnts	n/a	n/a

Population Change

2011 Total Population

2011 Total Households

Population Change 1990-2011

Household Change 1990-2011

% Population Change 1990-2011

% Household Change 1990-2011

Population Change 2000-2011

Household Change 2000-2011

% Population Change 2000-2011

% Households Change 2000-2011

Housing

2000 Total Housing Units

2000 Occupied Housing Units

2000 Owner Occupied Housing Units

2000 Renter Occupied Housing Units

2000 Vacant Housing Units

% 2000 Occupied Housing Units

% 2000 Owner Occupied Housing Units

% 2000 Renter Occupied Housing Units

% 2000 Vacant Housing Units

Income

2011 Median Household Income

2011 Per Capita Income

2011 Average Household Income

2011 Household Income < \$10,000

2011 Household Income \$10,000-\$14,999

2011 Household Income \$15,000-\$19,999

2011 Household Income \$20,000-\$24,999

2011 Household Income \$25,000-\$29,999

1-mi.

4,740

1,788

2,506

1,004

112.18%

128.06%

604

341

14.60%

23.57%

3-mi.

54,548

21,400

20,951

9,266

62.36%

76.36%

3,425

2,227

6.70%

11.62%

1-mi.

1,495

1,456

1,291

166

38

97.39%

86.35%

11.10%

2.54%

3-mi.

19,837

19,170

11,950

7,220

667

96.64%

60.24%

36.40%

3.36%

1-mi.

\$115,959

\$46,038

\$122,048

1

3

13

5

11

3-mi.

\$78,000

\$34,800

\$88,800

517

535

565

800

855

Income

	1-mi.	3-mi.
2011 Household Income \$30,000-\$34,999	26	923
2011 Household Income \$35,000-\$39,999	7	933
2011 Household Income \$40,000-\$44,999	7	819
2011 Household Income \$45,000-\$49,999	6	653
2011 Household Income \$50,000-\$59,999	51	1,487
2011 Household Income \$60,000-\$74,999	129	2,225
2011 Household Income \$75,000-\$99,999	296	3,199
2011 Household Income \$100,000-\$124,999	531	3,157
2011 Household Income \$125,000-\$149,999	361	2,457
2011 Household Income \$150,000-\$199,999	234	1,452
2011 Household Income \$200,000-\$249,999	72	443
2011 Household Income \$250,000-\$499,999	29	297
2011 Household Income \$500,000+	6	83
2011 Household Income \$200,000+	107	823
% 2011 Household Income < \$10,000	0.06%	2.42%
% 2011 Household Income \$10,000-\$14,999	0.17%	2.50%
% 2011 Household Income \$15,000-\$19,999	0.73%	2.64%
% 2011 Household Income \$20,000-\$24,999	0.28%	3.74%
% 2011 Household Income \$25,000-\$29,999	0.62%	4.00%
% 2011 Household Income \$30,000-\$34,999	1.45%	4.31%
% 2011 Household Income \$35,000-\$39,999	0.39%	4.36%
% 2011 Household Income \$40,000-\$44,999	0.39%	3.83%
% 2011 Household Income \$45,000-\$49,999	0.34%	3.05%
% 2011 Household Income \$50,000-\$59,999	2.85%	6.95%
% 2011 Household Income \$60,000-\$74,999	7.21%	10.40
% 2011 Household Income \$75,000-\$99,999	16.55%	14.95
% 2011 Household Income \$100,000-\$124,999	29.70%	14.75
% 2011 Household Income \$125,000-\$149,999	20.19%	11.48
% 2011 Household Income \$150,000-\$199,999	13.09%	6.79%

Income

	1-mi.	3-mi.
% 2011 Household Income \$200,000-\$249,999	4.03%	2.07%
% 2011 Household Income \$250,000-\$499,999	1.62%	1.39%
% 2011 Household Income \$500,000+	0.34%	0.39%
% 2011 Household Income \$200,000+	5.98%	3.85%

Retail Sales Volume

	1-mi.	3-mi.
2011 Children/Infants Clothing Stores	\$1,171,119	\$9,901,152
2011 Jewelry Stores	\$891,993	\$7,464,807
2011 Mens Clothing Stores	\$1,682,966	\$14,590,887
2011 Shoe Stores	\$1,529,144	\$13,367,839
2011 Womens Clothing Stores	\$2,827,249	\$25,333,055
2011 Automobile Dealers	\$19,084,032	\$168,531,415
2011 Automotive Parts/Acc/Repair Stores	\$2,444,947	\$21,306,535
2011 Other Motor Vehicle Dealers	\$752,064	\$6,546,949
2011 Tire Dealers	\$679,665	\$5,818,874
2011 Hardware Stores	\$321,491	\$2,839,626
2011 Home Centers	\$1,676,971	\$16,222,164
2011 Nursery/Garden Centers	\$721,281	\$6,113,271
2011 Outdoor Power Equipment Stores	\$195,870	\$1,860,678
2011 Paint/Wallpaper Stores	\$63,169	\$612,923
2011 Appliance/TV/Other Electronics Stores	\$1,977,632	\$16,893,761
2011 Camera/Photographic Supplies Stores	\$303,099	\$2,676,853
2011 Computer/Software Stores	\$881,772	\$7,985,445
2011 Beer/Wine/Liquor Stores	\$1,248,823	\$10,646,108
2011 Convenience/Specialty Food Stores	\$2,903,056	\$32,515,092
2011 Restaurant Expenditures	\$13,218,200	\$135,573,878
2011 Supermarkets/Other Grocery excl Conv	\$13,067,391	\$115,986,232
2011 Furniture Stores	\$1,929,437	\$16,844,767
2011 Home Furnishings Stores	\$1,309,870	\$11,128,986
2011 Gen Merch/Appliance/Furniture Stores	\$17,118,112	\$149,946,566

Retail Sales Volume

	1-mi.	3-mi.
2011 Gasoline Stations w/ Convenience Stores	\$11,454,406	\$108,341,129
2011 Other Gasoline Stations	\$8,551,349	\$75,826,038
2011 Department Stores excl Leased Depts	\$19,095,746	\$166,840,334
2011 General Merchandise Stores	\$15,188,676	\$133,101,799
2011 Other Health/Personal Care Stores	\$1,209,054	\$10,785,613
2011 Pharmacies/Drug Stores	\$6,272,696	\$55,748,901
2011 Pet/Pet Supplies Stores	\$867,497	\$7,915,968
2011 Book/Periodical/Music Stores	\$307,620	\$2,929,356
2011 Hobby/Toy/Game Stores	\$162,201	\$2,246,734
2011 Musical Instrument/Supplies Stores	\$174,388	\$1,523,953
2011 Sewing/Needlework/Piece Goods Stores	\$55,466	\$517,936
2011 Sporting Goods Stores	\$1,379,432	\$10,692,865
2011 Video Tape Stores - Retail	\$157,337	\$1,367,207

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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