For Lease

6567 George Washington Memorial Highway Gloucester, Virginia



Build to Suit!

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC Vince Campana

11832 Fishing Point Drive, Suite 400 Newport News, Virginia 23606 757.327.0333

> Vince@CampanaWaltz.com www.CampanaWaltz.com



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

6567 George Washington Memorial Highway Gloucester County, Virginia

Location: 6567 George Washington Memorial Highway, Gloucester County

Description: The Property currently consists of a brand new Med Express building

and business with great road frontage on Route 17 (George Washington Memorial Highway) in Gloucester Country. There is additional land that can accommodate approximately 4,000sq.ft. of a build to suit building. The parking lot can easily accommodate most future businesses. This is

a rare opportunity to lease a building custom built to your needs!

Land Area: 1.47 acres

Lease: \$16.00 Sq. Ft. NNN – Built To Suit!

Parking: Ample

Traffic Count: 35,000

Zoning: B1 – Zoning Multiple allowable uses by right are attached in the

marketing package.

General Information:

➤ Rare opportunity

Great road frontage on Route 17

➤ Growing area

Located on Gloucester's most traveled road

Also included:

Aerial Maps

Location Map

List of uses which are allowed by right

For Additional Information, Please Contact: Vince Campana

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For Lease 6567 George Washington Memorial Highway Gloucester, Virginia

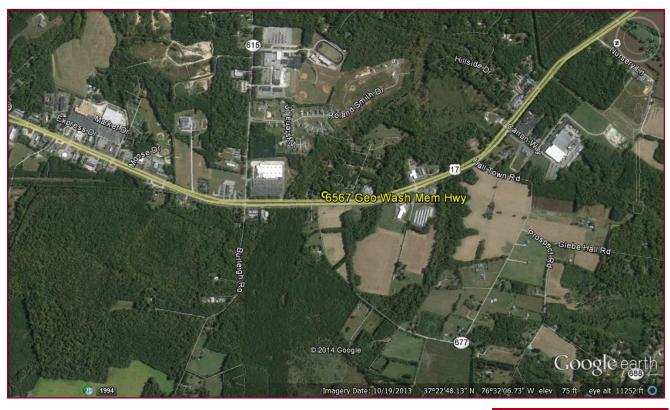






For Lease 6567 George Washington Memorial Highway Gloucester, Virginia





Campana Waltz
Commercial Real Estate, LLC

B1 Zoning

Friday, July 18, 2014 8:23 PM

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Permitted	Special	Specific	Minimu	ım Lot 🤉	Size		Max. % of	Max H	lt. of	M	inimu	m Yaı	rd	Acce	essory B	Buildi	ngs	Misc.
Uses	Exceptions	Special					Lot	Princ	ipal	Di	mensi	ions (f	ft)	l				Requirements
		Exception					to be	Build	ding	l				l				
		Criteria					Occupied			l								
							(Principal			l								
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							Accessory			l								
							Buildings)											
			Sewer	Sewer	On-	Width		Stories	Feet	Front	One	Sum	Rear	Stories	Max.	Side	Rear	
			and	or	site	(ft)					Side	Sides			Height	Lot	Lot	
			Water	Water	S & W	\ \ \ \										Lines	Lines	
			(acres)	(acres)	(acres)	l												
Retail stores			,				80	3	45	35								Front yard
and shops						l												dimensions
						l	l											may be waived
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		(acres)	(acres)	(acres)	L								
Retail stores					80	3	45	35					Front yard
and shops			l				l						dimensions
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1													whenever a
			l				l						larger portion
			l				l						of existing
													buildings along
1													a section of
1			l				l						street is within

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																35 feet of such street.
Convenience business					80	3	45	35								All permitted uses and special exceptions: see Highway Corridor Overlay District for additional setback requirements.
General					80	3	45	35								
business Highway					80	3	45	35	\vdash	\vdash				\vdash		
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Schools, colleges, universities					80	3	45	35								
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Newspaper and commercial printing shops					80	3	45	35								
Mortuaries					80	3	45	35	\vdash	\vdash				\vdash	_	
Public utility offices and government					80	3	45	35								
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Banks and other financial institutions					80	3	45	35								
Churches and other places of					80		60	35								
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Nursing homes		-			80	3	45	35	+	\vdash				\vdash	_	
Child care					80	3	45	35	-	\vdash	-			\vdash		
centers							1		₩	Ь				Ш		
Adult day care center					80	3	45	35								
Uses required						 	\vdash	+	-	\vdash				\vdash		
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Veterinary hospitals					80	3	45	35	15	35	30					
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farm implement						ľ	[آ	1							

supplies and				[~	ľ	.~	-							
services														
Automotive and farm implement sales and service				80	3	45	35							
Restaurants				80	3	45	35							
Drive through food service				80	3	45	35							
Hotels and motels				80	3	45	50	35	70	35	35	35	35	
Guest houses and country inns				80	3	45	50	35	70	35	20	5	5	
Museums				80	2.5	35	35				20	5	5	
Motor lodges				80	2.5	35	50	35	70	35	35	35	35	

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Commercial communications facility, Type I																	See Article 9, Supplementary District Regulations, Section 9-13.
Commercial communications facility, Type II																	See Article 9, Supplementary District Regulations, Section 9-13.
Forestry harvesting																	
Wellness and				\vdash		\vdash		3	50	\vdash	\vdash			20	5	5	
fitness center									_	_	_				_	\perp	
Aquaculture facility Farmers' market										35							Indoor facilities only. The applicant shall secure al appropriate permits required by federal, state, and local agencies. Packing of whole organisms on ice for transport to market shall be permitted. See Article 9, Supplementary District Regulations,
																\perp	Section 9-23
Seasonal Sales																	See Article 9, Supplementar District Regulations, Section 9-23
	Kennels	A, B,C, G, U					80	1	20					20			
	Light manu- facturing		2	2	2	200	80	2.5	35	100	50	100	50	35	50	50	
	Mini-Ware-	F,H,L,M,	2	2	2	200	80	1	20	200	50	100	50				
	house Recreation and amusement enterprises	S,U,V C, I	.5	.5	.5	100		2.5	35	35				20	5	5	
	Uses required for the provision and maintenance of private wastewater utilities																

wastewater utilities Micro-breweries	нии												
	X-1, 2, 3, 4, 5,												See Article 9, Supplementary District Regulations, Section 9-13.
	G, H, I, J, K, L,			2.5	35	100	50	100	100	35	50	50	The front of the property shall be wooded or landscaped for a depth of no less than fifty (50') feet.
communications facility, Type IV													See <u>Article 9</u> , Supplementary District Regulations, Section 9-13.

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Transitional Community Facility with Conditional Use Permit					2.5	50	35	50	70	35	35	35	35	See <u>Article 9</u> and <u>Article</u> 14—Conditional Use Permit
Commercial communication facility, Type V	communication						35	5	10	5				See Article 9, Supplementary District Regulations, Section 9-13.
communication facility, Type VI (data pole)	communication						35	5	10	5				See <u>Article 9</u> , Supplementary District Regulations, Section 9-13.

Official Schedule Permitted	Special	Specific					Max. % of	Мах Н	t. of	Ιм	inimu	m Yar	'd	Acce	essory	Buildi	nas	Misc.
Uses	Exceptions	Special	[200			Lot	Princ				ions (f		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	- and	.5~	Requirements
		Exception					to be	Build				(.	-,					
		Criteria					Occupied	l										
							(Principal	l										
							and	l										
							Accessory	l										
		_			_	k	Buildings)		I=	-	_			c	44	61.1.		
			Sewer and	Sewer or	On- site	Width (ft)		Stories	reet	Front		Sum Sides			max. Height	Side		
			011101	Water		(11)					Side	sides				Lines		
				(acres)												Lines	Lines	
Retail stores and shops										35								Permitted uses and special exceptions: fo parcels which front directly on a two lane, undivided highway, the front yard setback shall be five (5) feet; for all other parcels, the setback shall be thirty-five 35 feet.
Convenience								3	45	35								

											the setback shall be thirty- five 35 feet.
Convenience				3	45	35					
business General				3	45	35	\vdash		_		-
business				٦	42	33					
Office-type				3	45	35					
business											
Service business						35					
Music and dance studios				3	45	35					
Newspaper and commercial printing shops				3	45	35					
Mortuaries				3	45	35					
Public utility offices and government offices				3	45	35					
Banks and other financial institutions				3		35					
Churches and other places of worship						35					
Post offices					45	35					
Nursing homes						35					
Child care centers				3	45	35					
				3	45	35					

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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 <u>only</u> if the scope of the agency is limited by a written agreement and <u>only</u> with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller <u>must disclose</u> all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party folly and exclusively. The Agent <u>must not disclose</u> 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 Dual Agent for the property submitted in this information	 Buyer Broker,
Acknowledged by:	