

# For Lease

6567 George Washington Memorial Highway  
Gloucester, Virginia



# Build to Suit!

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

**Campana Waltz Commercial Real Estate, LLC**

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**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 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

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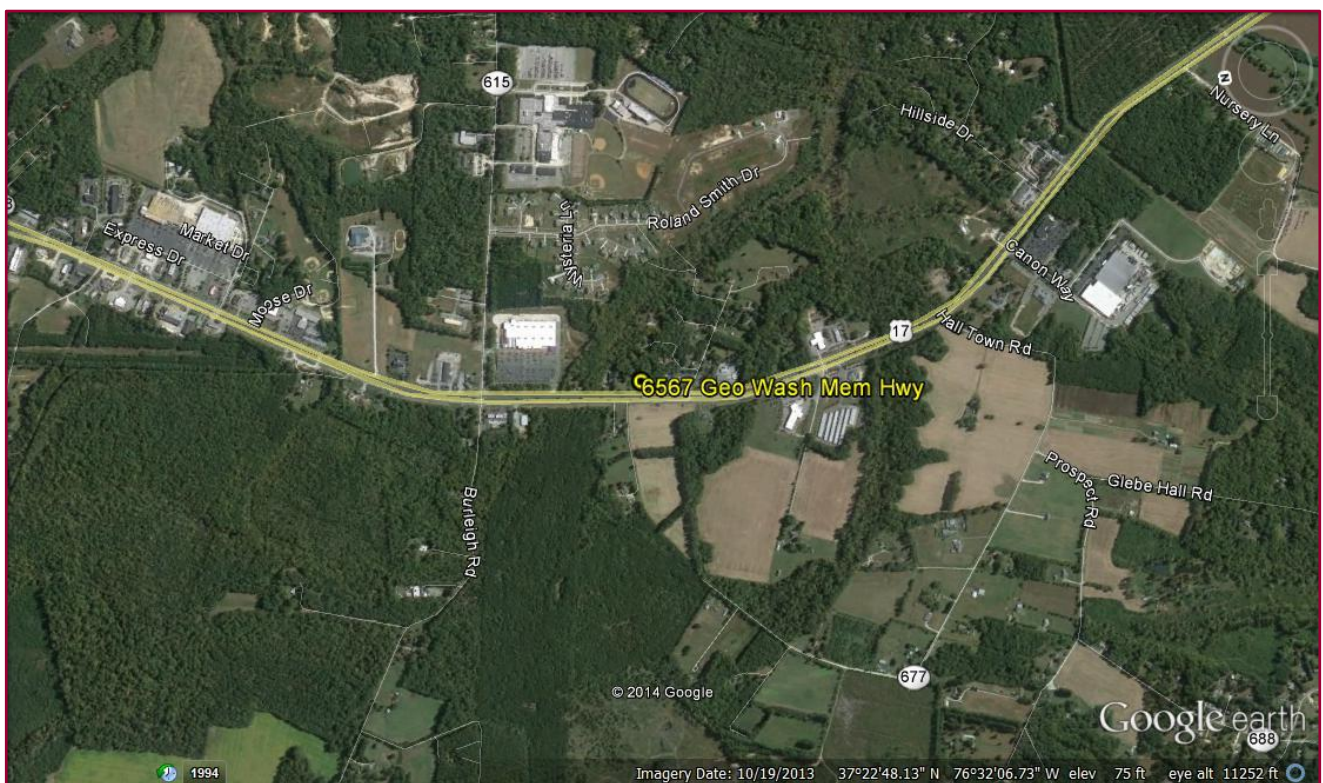


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## 6567 George Washington Memorial Highway Gloucester, Virginia



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# B1 Zoning

Friday, July 18, 2014  
8:23 PM

Domestic pets																				
Home gardens																				
Commercial communications facility, Type I																				See <a href="#">Article 9</a> , Supplementary District Regulations, Section 9-13.
Commercial communications facility, Type II																				See <a href="#">Article 9</a> , Supplementary District Regulations, Section 9-13.
Forestry harvesting																				
Schools, libraries, museums	A, I, H	2	2	2				2.5	35	100	30	60	200		20	5	5			
Uses required for the provision and maintenance of private wastewater utilities	E, F, I, L, O, S, T, U, W																			
Commercial communications facility, Type III	X-1, 2, 3, 4, 5, 6, 9, 10, 11, 13, 14, 15, 16																			See <a href="#">Article 9</a> , Supplementary District Regulations, Section 9-13.
Commercial communications facility, Type IV	X-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16																			See <a href="#">Article 9</a> , Supplementary District Regulations, Section 9-13.
Transitional Home pursuant to Conditional Use Permit			1.5 acres	1.5 acres	2 acres			2.5	50	35 feet	35 feet	70 feet	35 feet		35 feet	35 feet	35 feet			See <a href="#">Article 9</a> and <a href="#">Article 14</a> —Conditional Use Permit
Commercial communication facility, Type V	Commercial communication facility, Type V on an existing lot 30,000 SF or less	S, U								35	5	10	5							See <a href="#">Article 9</a> , Supplementary District Regulations, Section 9-13.
Commercial communication facility, Type VI (data pole)	Commercial communication facility, Type VI (data pole) on an existing lot 30,000 SF or less	S, U								35	5	10	5							See <a href="#">Article 9</a> , Supplementary District Regulations, Section 9-13.

Official Schedule of District Regulations (Zoning District B-1)																			
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building		Minimum Yard Dimensions (ft)				Accessory Buildings				Misc. Requirements	
			Sewer and Water (acres)	Sewer or Water (acres)	On-site S & W (acres)	Width (ft)		Stories	Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines	Rear Lot Lines		
Retail stores and shops						80	3	45	35										Front yard dimensions may be waived whenever a











## 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:

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