



# ROUTE 17 AT VICTORY BOULEVARD

2420 GEORGE WASHINGTON MEMORIAL HIGHWAY, YORKTOWN, VA 23693



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,450,000
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	4.02 Acres
<b>Traffic Count (VPD):</b>	Route 17: 50,000 Victory: 31,000
<b>Zoning:</b>	GB (General Business)

### PROPERTY OVERVIEW

This high-traffic site adjacent to Walgreens in Yorktown is a prime development opportunity.

### PROPERTY HIGHLIGHTS

- Access to Route 17 (50,000 VPD) and Victory Boulevard (31,000 VPD)
- Water & Sewer to Site
- Retention Pond in Place
- Ideal for office, medical, retail, senior living, daycare, or hospitality

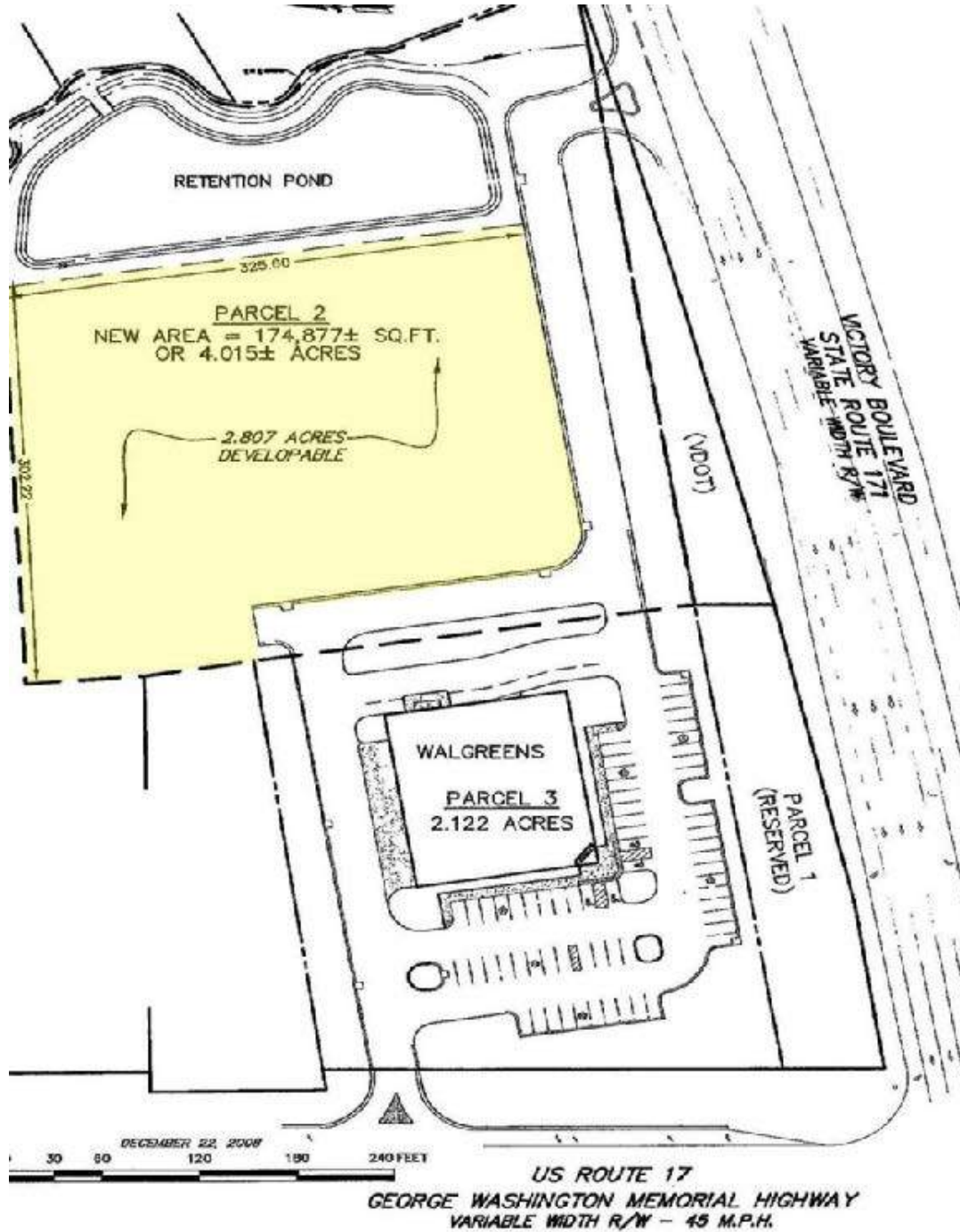
### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	2,044	22,886	61,553
<b>Total Population:</b>	5,533	57,962	155,861
<b>Average HH Income:</b>	\$110,905	\$83,214	\$76,567

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SITE PLAN



LOCAL AREA

I-64



2,000+ HOMES



NEWPORT NEWS



Ruby Tuesday



VICTORY BLVD

170 AGE-RESTRICTED UNITS,  
INDEPENDENT LIVING, ASSISTED  
LIVING AND MEMORY CARE



Walmart

GEORGE WASHINGTON MEMORIAL HWY



PROPOSED FOR  
DEVELOPMENT  
47-20 ACRES



SITE

POQUOSON

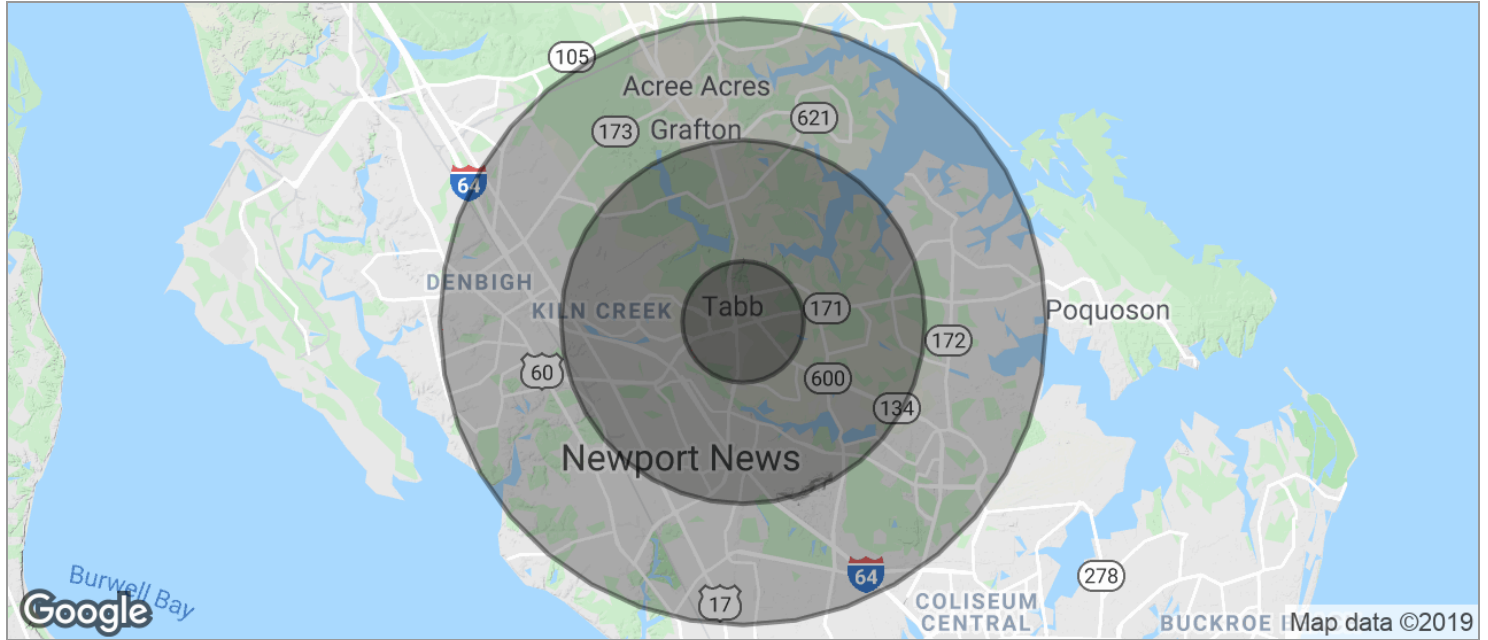


52,610 SF 1-STORY  
RIVERSIDE REHABILITATION  
HOSPITAL OPENING 2019

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## DEMOGRAPHICS MAP



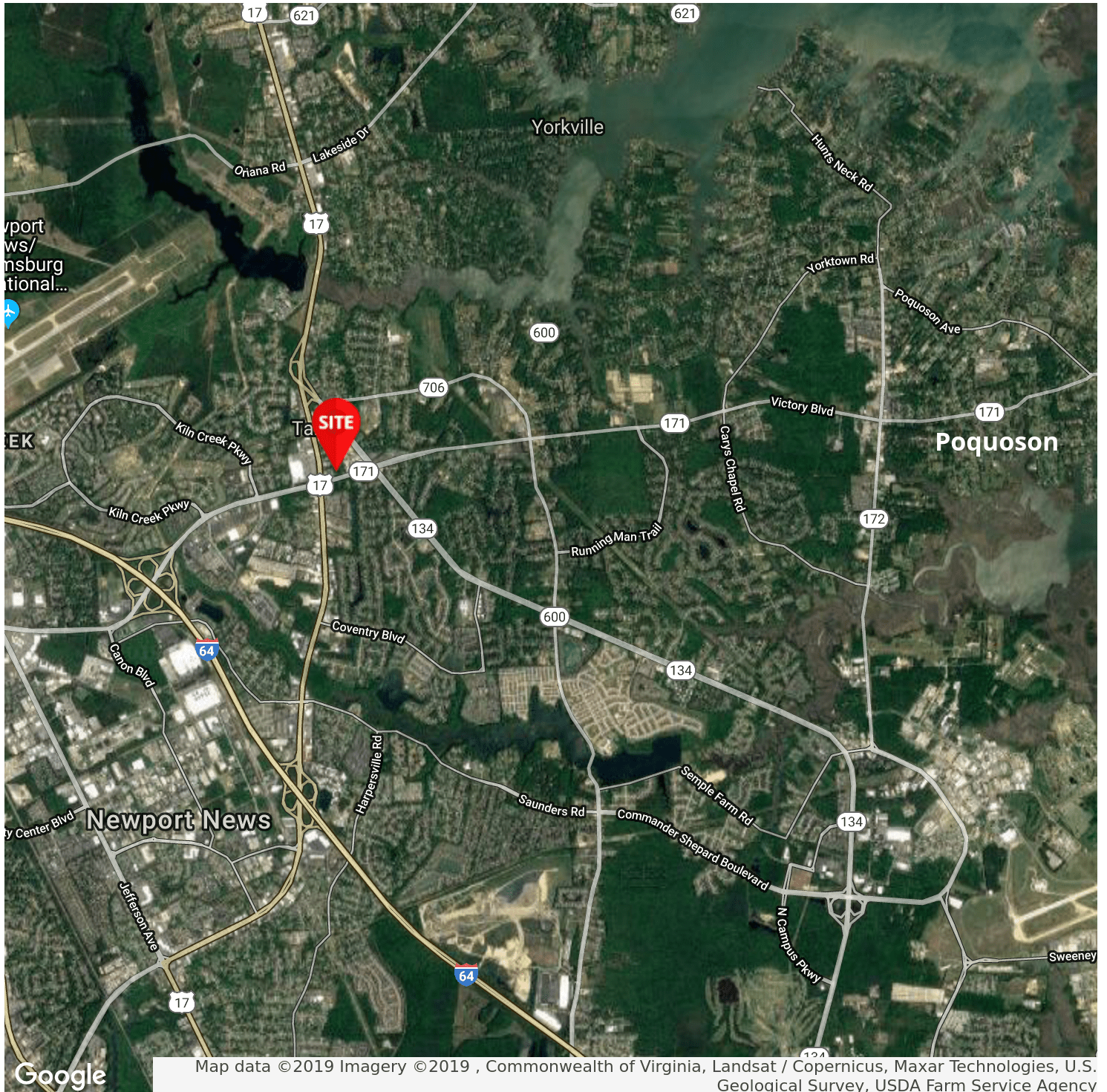
	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
TOTAL POPULATION	5,533	57,962	155,861
MEDIAN AGE	39.7	36.7	36.1
MEDIAN AGE (MALE)	39.3	36.1	35.4
MEDIAN AGE (FEMALE)	39.9	37.8	37.2
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	2,044	22,886	61,553
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$110,905	\$83,214	\$76,567
AVERAGE HOUSE VALUE	\$380,387	\$338,990	\$317,407

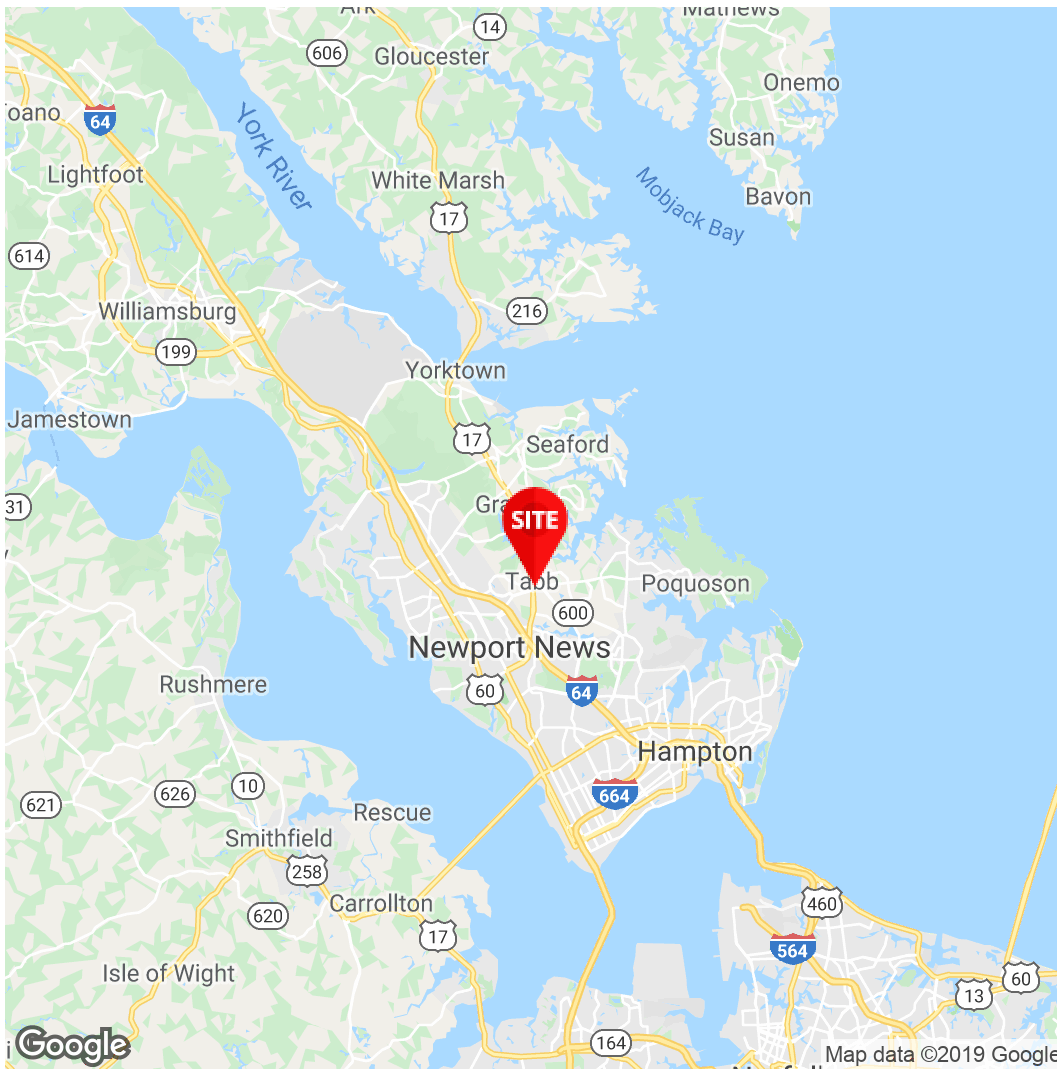
\* Demographic data derived from 2010 US Census

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LOCAL AREA





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