

For Sale / Lease

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: 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: \$875,000.00

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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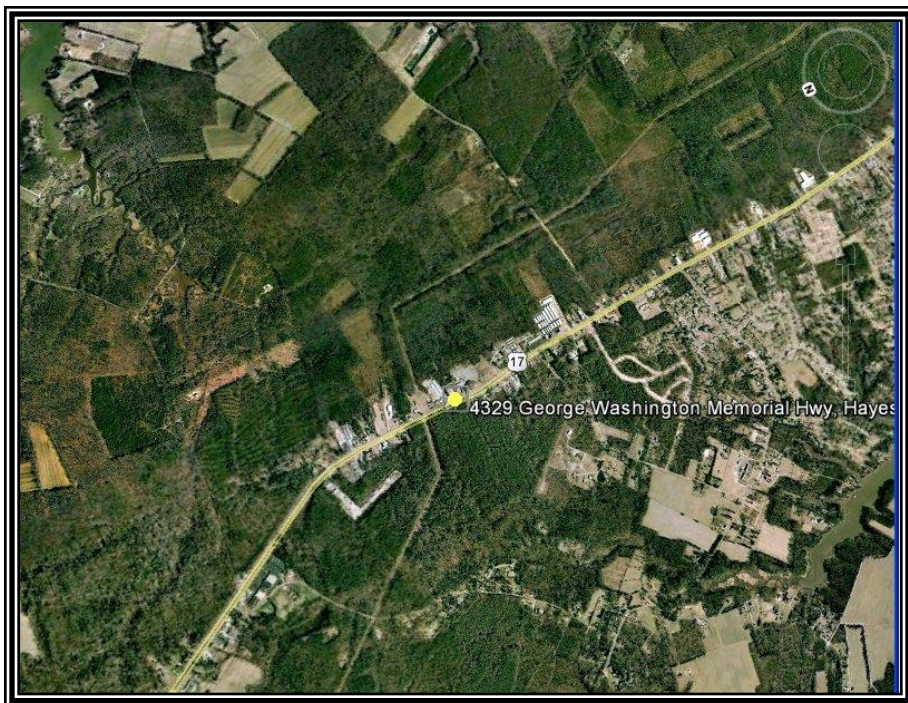
Travis@CampanaWaltz.com / Vince@CampanaWaltz.com



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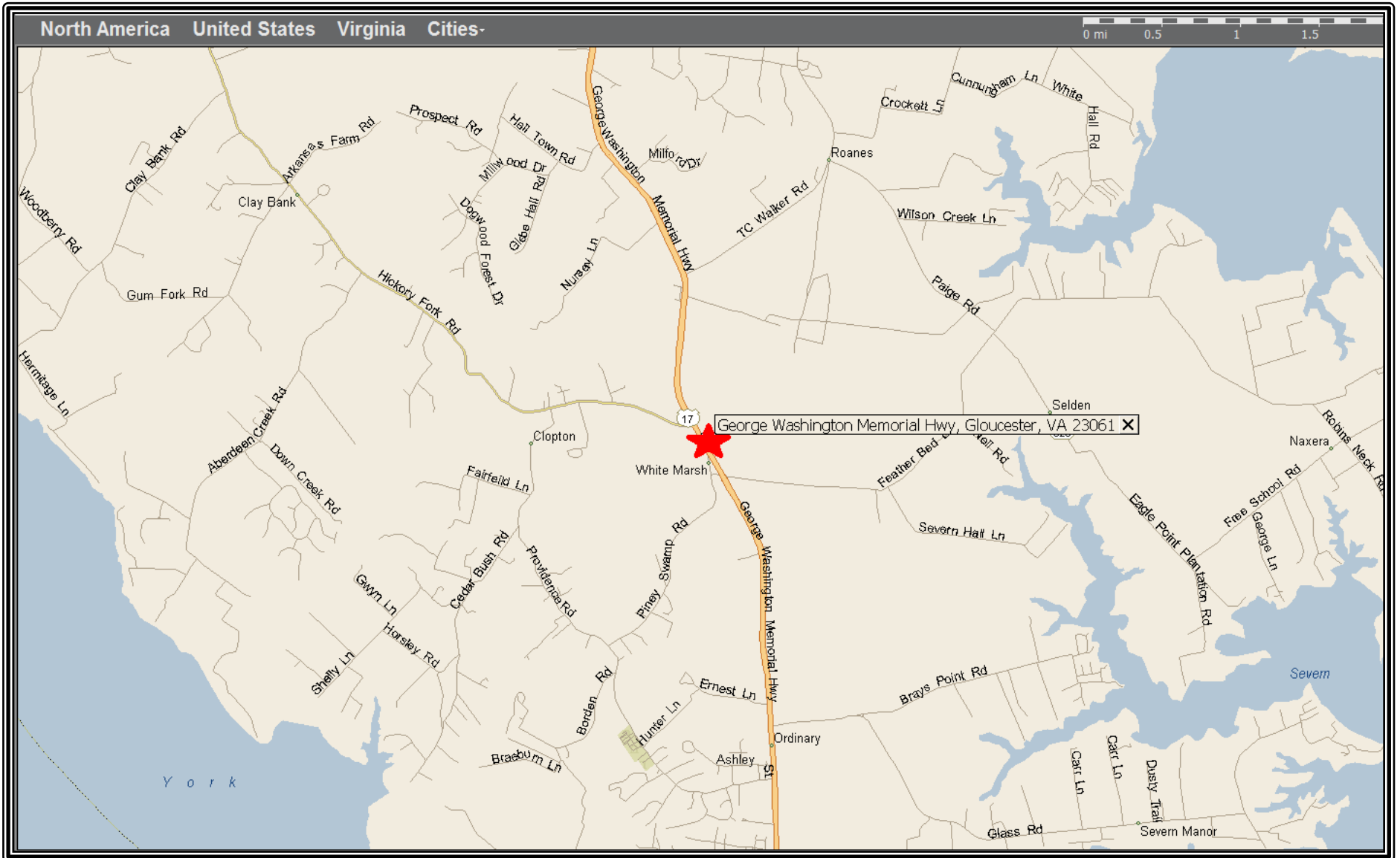
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Commercial Real Estate, LLC

Former Salsas
George Washington Memorial Hwy, Gloucester, Virginia, 23061
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM
Latitude: 37.49608
Longitude: -76.63333

Summary	Census 2010	2014	2019
Population	99	102	105
Households	37	39	40
Families	28	29	30
Average Household Size	2.68	2.62	2.63
Owner Occupied Housing Units	31	32	33
Renter Occupied Housing Units	6	6	7
Median Age	41.4	43.2	43.8
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.58%	0.98%	0.73%
Households	0.51%	0.99%	0.75%
Families	0.68%	0.92%	0.66%
Owner HHs	0.62%	0.93%	0.69%
Median Household Income	1.53%	2.95%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	5	12.8%	4	10.0%
\$15,000 - \$24,999	2	5.1%	2	5.0%
\$25,000 - \$34,999	3	7.7%	2	5.0%
\$35,000 - \$49,999	6	15.4%	6	15.0%
\$50,000 - \$74,999	10	25.6%	11	27.5%
\$75,000 - \$99,999	5	12.8%	6	15.0%
\$100,000 - \$149,999	6	15.4%	7	17.5%
\$150,000 - \$199,999	1	2.6%	1	2.5%
\$200,000+	1	2.6%	1	2.5%
Median Household Income	\$56,224		\$60,668	
Average Household Income	\$66,693		\$76,064	
Per Capita Income	\$25,826		\$29,338	

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6	6.1%	5	5.0%	5	4.8%
5 - 9	5	5.1%	6	5.9%	6	5.7%
10 - 14	7	7.1%	5	5.0%	6	5.7%
15 - 19	8	8.2%	6	5.9%	5	4.8%
20 - 24	5	5.1%	7	6.9%	5	4.8%
25 - 34	10	10.2%	12	11.9%	15	14.3%
35 - 44	13	13.3%	12	11.9%	12	11.4%
45 - 54	20	20.4%	18	17.8%	14	13.3%
55 - 64	13	13.3%	16	15.8%	19	18.1%
65 - 74	7	7.1%	9	8.9%	12	11.4%
75 - 84	3	3.1%	4	4.0%	5	4.8%
85+	1	1.0%	1	1.0%	1	1.0%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	86	87.8%	89	86.4%	92	86.8%
Black Alone	10	10.2%	9	8.7%	9	8.5%
American Indian Alone	1	1.0%	1	1.0%	1	0.9%
Asian Alone	0	0.0%	1	1.0%	1	0.9%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	0	0.0%	1	1.0%	1	0.9%
Two or More Races	1	1.0%	2	1.9%	2	1.9%
Hispanic Origin (Any Race)	2	2.0%	3	2.9%	3	2.9%

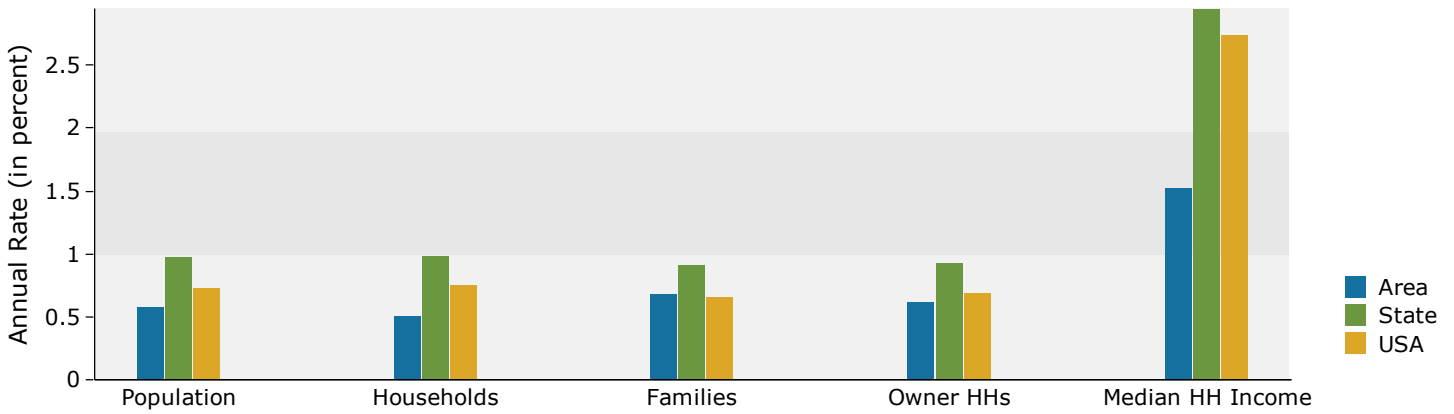
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

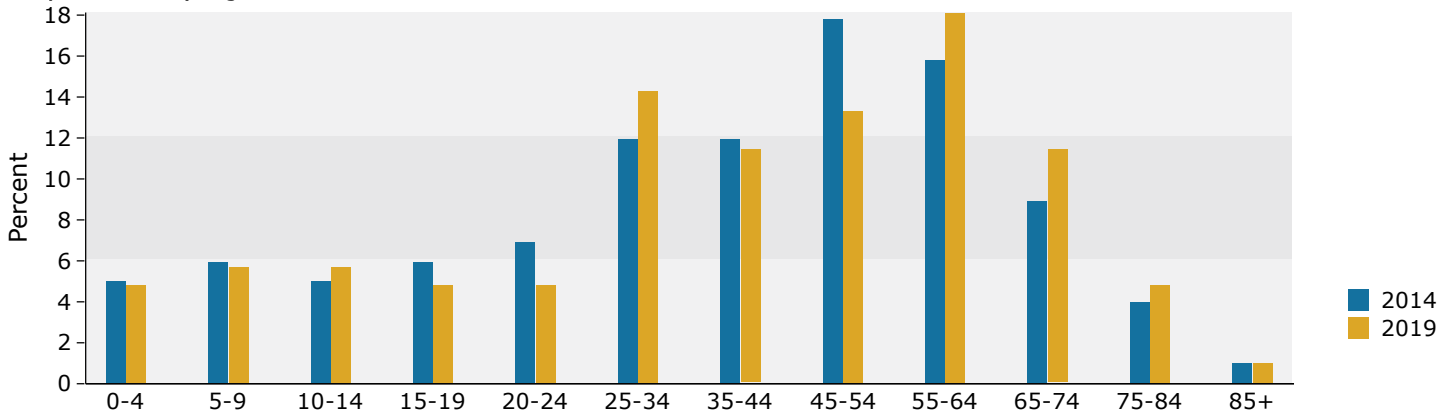
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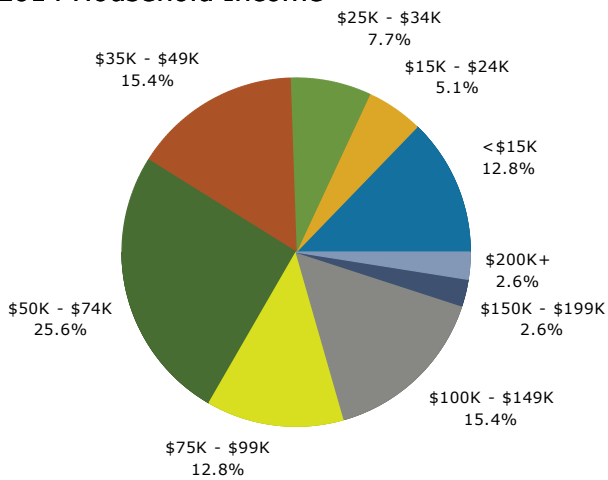
Trends 2014-2019



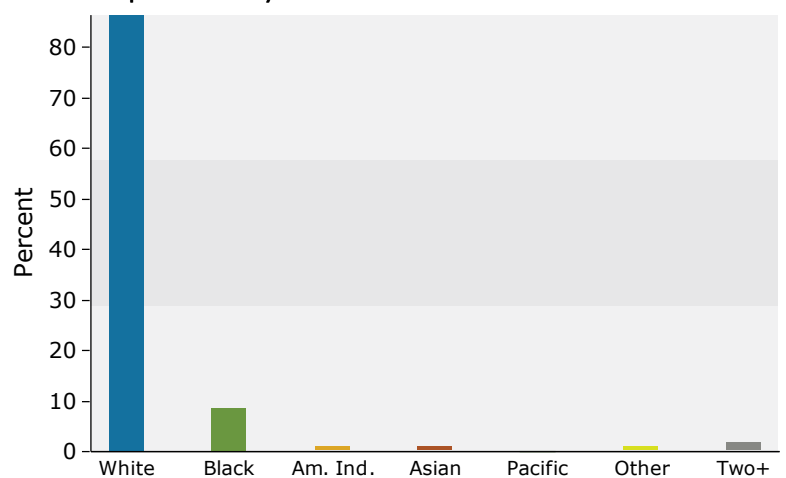
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 2.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

Former Salsas
George Washington Memorial Hwy, Gloucester, Virginia, 23061
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM
Latitude: 37.49608
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Summary	Census 2010	2014	2019
Population	2,503	2,596	2,674
Households	958	1,004	1,039
Families	693	723	746
Average Household Size	2.57	2.54	2.53
Owner Occupied Housing Units	789	812	838
Renter Occupied Housing Units	169	191	201
Median Age	42.7	43.7	44.3
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.59%	0.98%	0.73%
Households	0.69%	0.99%	0.75%
Families	0.63%	0.92%	0.66%
Owner HHs	0.63%	0.93%	0.69%
Median Household Income	1.76%	2.95%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	115	11.5%	108	10.4%
\$15,000 - \$24,999	61	6.1%	48	4.6%
\$25,000 - \$34,999	77	7.7%	51	4.9%
\$35,000 - \$49,999	165	16.4%	162	15.6%
\$50,000 - \$74,999	254	25.3%	273	26.3%
\$75,000 - \$99,999	140	13.9%	166	16.0%
\$100,000 - \$149,999	136	13.5%	155	14.9%
\$150,000 - \$199,999	32	3.2%	45	4.3%
\$200,000+	23	2.3%	31	3.0%
Median Household Income	\$55,794		\$60,894	
Average Household Income	\$68,353		\$76,663	
Per Capita Income	\$26,711		\$30,052	

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	131	5.2%	129	5.0%	134	5.0%
5 - 9	137	5.5%	141	5.4%	141	5.3%
10 - 14	158	6.3%	146	5.6%	153	5.7%
15 - 19	188	7.5%	149	5.7%	138	5.2%
20 - 24	131	5.2%	165	6.4%	131	4.9%
25 - 34	262	10.5%	307	11.8%	347	13.0%
35 - 44	323	12.9%	304	11.7%	312	11.7%
45 - 54	479	19.1%	424	16.3%	358	13.4%
55 - 64	334	13.3%	418	16.1%	470	17.6%
65 - 74	204	8.1%	242	9.3%	302	11.3%
75 - 84	111	4.4%	120	4.6%	137	5.1%
85+	46	1.8%	50	1.9%	51	1.9%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,080	83.1%	2,160	83.2%	2,228	83.3%
Black Alone	331	13.2%	331	12.8%	324	12.1%
American Indian Alone	17	0.7%	19	0.7%	20	0.7%
Asian Alone	14	0.6%	17	0.7%	21	0.8%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	14	0.6%	16	0.6%	20	0.7%
Two or More Races	47	1.9%	52	2.0%	60	2.2%
Hispanic Origin (Any Race)	67	2.7%	80	3.1%	96	3.6%

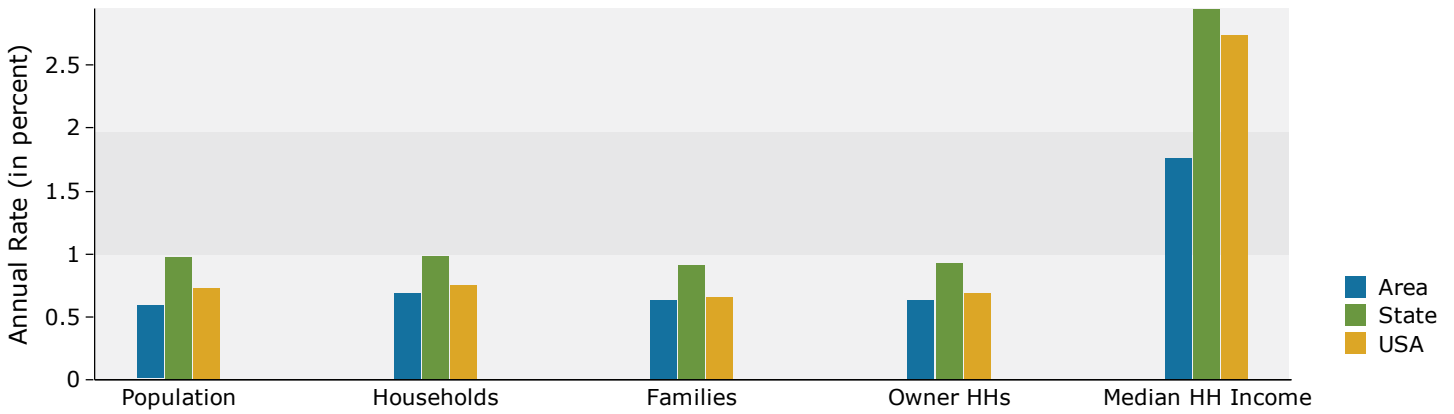
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

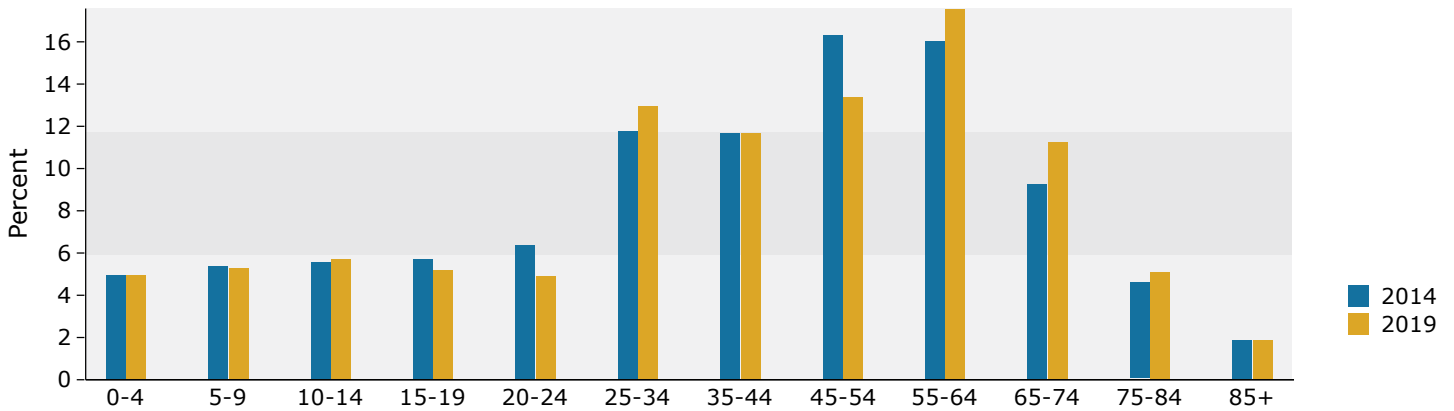
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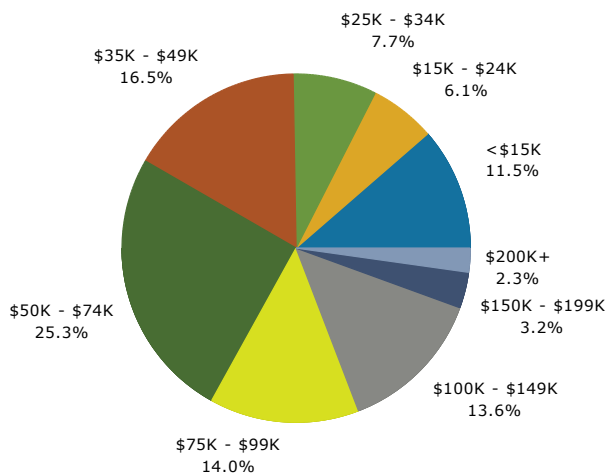
Trends 2014-2019



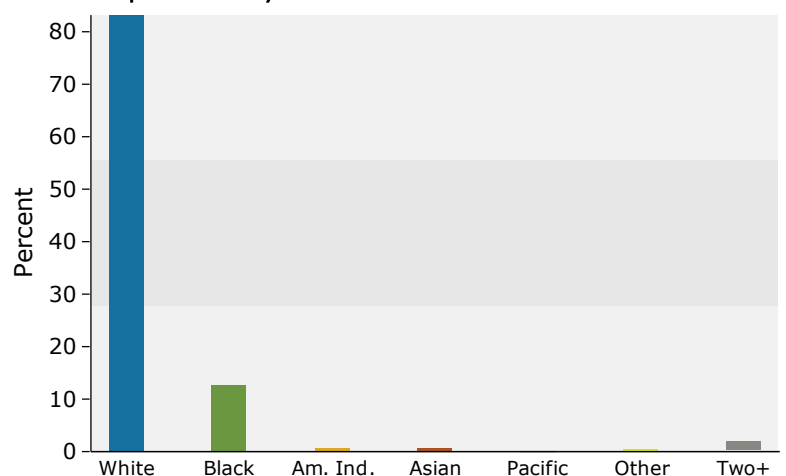
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 3.1%

Former Salsas
George Washington Memorial Hwy, Gloucester, Virginia, 23061
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM
Latitude: 37.49608
Longitude: -76.63333

Summary	Census 2010	2014	2019
Population	12,314	12,801	13,156
Households	4,650	4,862	5,022
Families	3,339	3,474	3,575
Average Household Size	2.56	2.54	2.53
Owner Occupied Housing Units	3,635	3,725	3,850
Renter Occupied Housing Units	1,015	1,138	1,172
Median Age	42.9	44.0	44.8
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.55%	0.98%	0.73%
Households	0.65%	0.99%	0.75%
Families	0.57%	0.92%	0.66%
Owner HHs	0.66%	0.93%	0.69%
Median Household Income	1.98%	2.95%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	503	10.3%	472	9.4%
\$15,000 - \$24,999	315	6.5%	247	4.9%
\$25,000 - \$34,999	380	7.8%	253	5.0%
\$35,000 - \$49,999	764	15.7%	751	15.0%
\$50,000 - \$74,999	1,143	23.5%	1,216	24.2%
\$75,000 - \$99,999	779	16.0%	909	18.1%
\$100,000 - \$149,999	691	14.2%	775	15.4%
\$150,000 - \$199,999	167	3.4%	241	4.8%
\$200,000+	119	2.4%	158	3.1%
Median Household Income	\$57,661		\$63,606	
Average Household Income	\$70,698		\$78,954	
Per Capita Income	\$27,285		\$30,522	

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	646	5.2%	635	5.0%	655	5.0%
5 - 9	692	5.6%	700	5.5%	696	5.3%
10 - 14	784	6.4%	748	5.8%	763	5.8%
15 - 19	869	7.1%	738	5.8%	697	5.3%
20 - 24	610	5.0%	768	6.0%	643	4.9%
25 - 34	1,302	10.6%	1,472	11.5%	1,613	12.3%
35 - 44	1,605	13.0%	1,509	11.8%	1,542	11.7%
45 - 54	2,208	17.9%	2,029	15.8%	1,769	13.4%
55 - 64	1,614	13.1%	1,926	15.0%	2,163	16.4%
65 - 74	1,023	8.3%	1,233	9.6%	1,476	11.2%
75 - 84	629	5.1%	687	5.4%	768	5.8%
85+	331	2.7%	357	2.8%	369	2.8%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,302	83.7%	10,723	83.8%	11,030	83.8%
Black Alone	1,520	12.3%	1,508	11.8%	1,459	11.1%
American Indian Alone	63	0.5%	69	0.5%	73	0.6%
Asian Alone	88	0.7%	111	0.9%	137	1.0%
Pacific Islander Alone	5	0.0%	6	0.0%	6	0.0%
Some Other Race Alone	70	0.6%	84	0.7%	104	0.8%
Two or More Races	265	2.2%	300	2.3%	346	2.6%
Hispanic Origin (Any Race)	334	2.7%	396	3.1%	474	3.6%

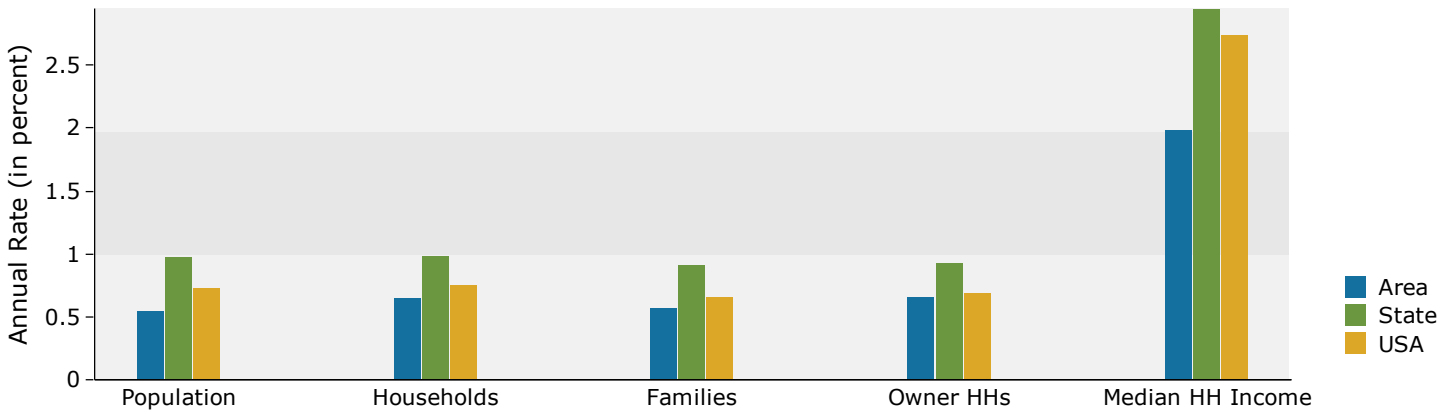
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

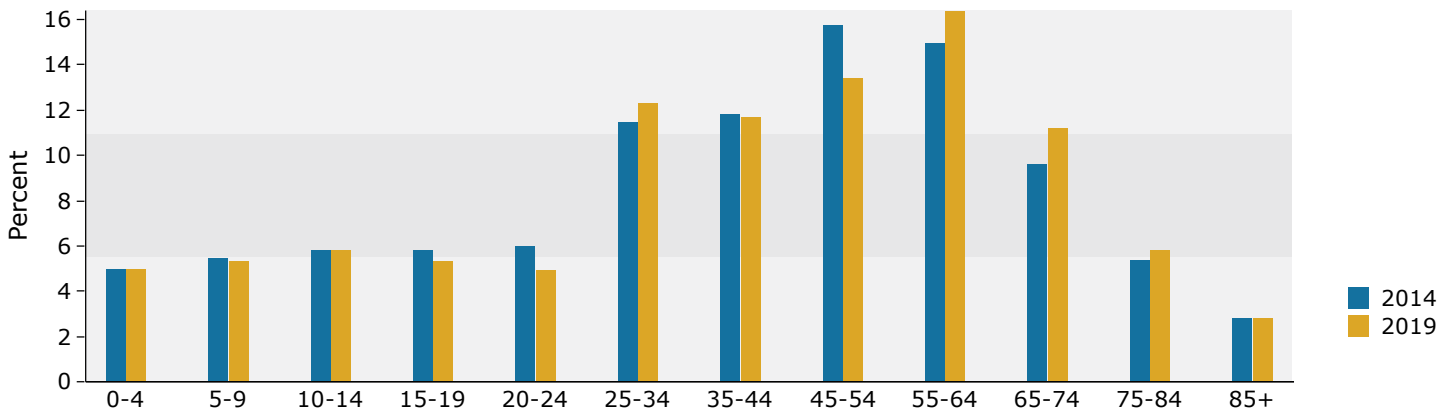
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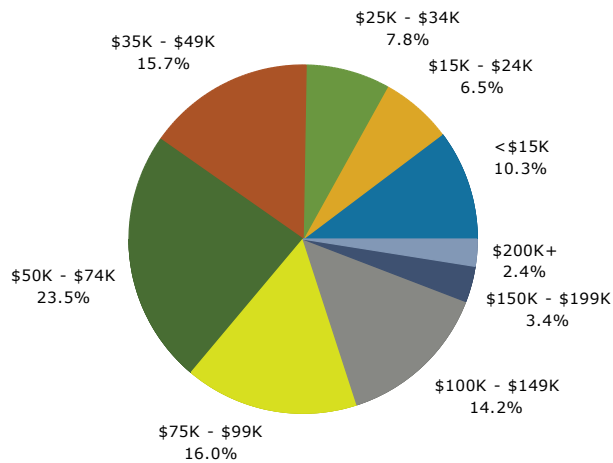
Trends 2014-2019



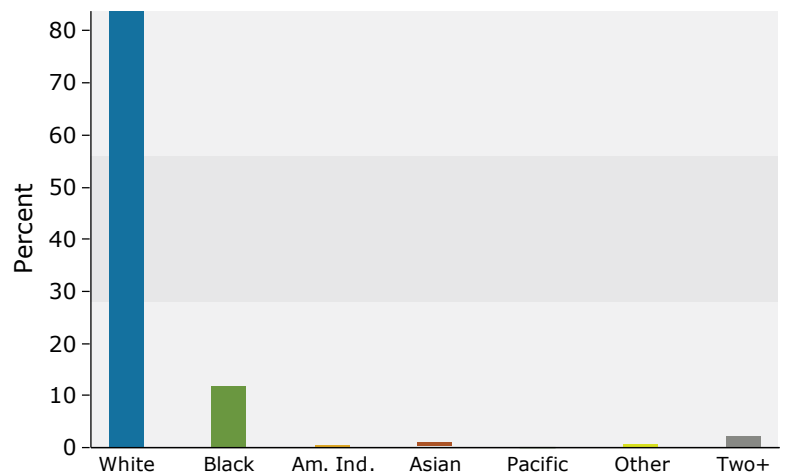
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 3.1%

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