



OUTPARCEL AVAILABLE FOR LEASE

YORK RIVER CROSSING OUTPARCEL

2353 YORK CROSSING DRIVE, HAYES, VA 23072



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	8,075 SF
Lease Rate:	Negotiable
Year Built:	2018
Building Size:	8,075 SF

PROPERTY OVERVIEW

Outparcel available in York River Crossing shopping center located on US Highway 17 (George Washington Memorial Highway) in Gloucester County, Virginia. This is the only retail shopping center of its size in the area, and with over 16,500 people living in a 5-mile radius, it is a prime business location.

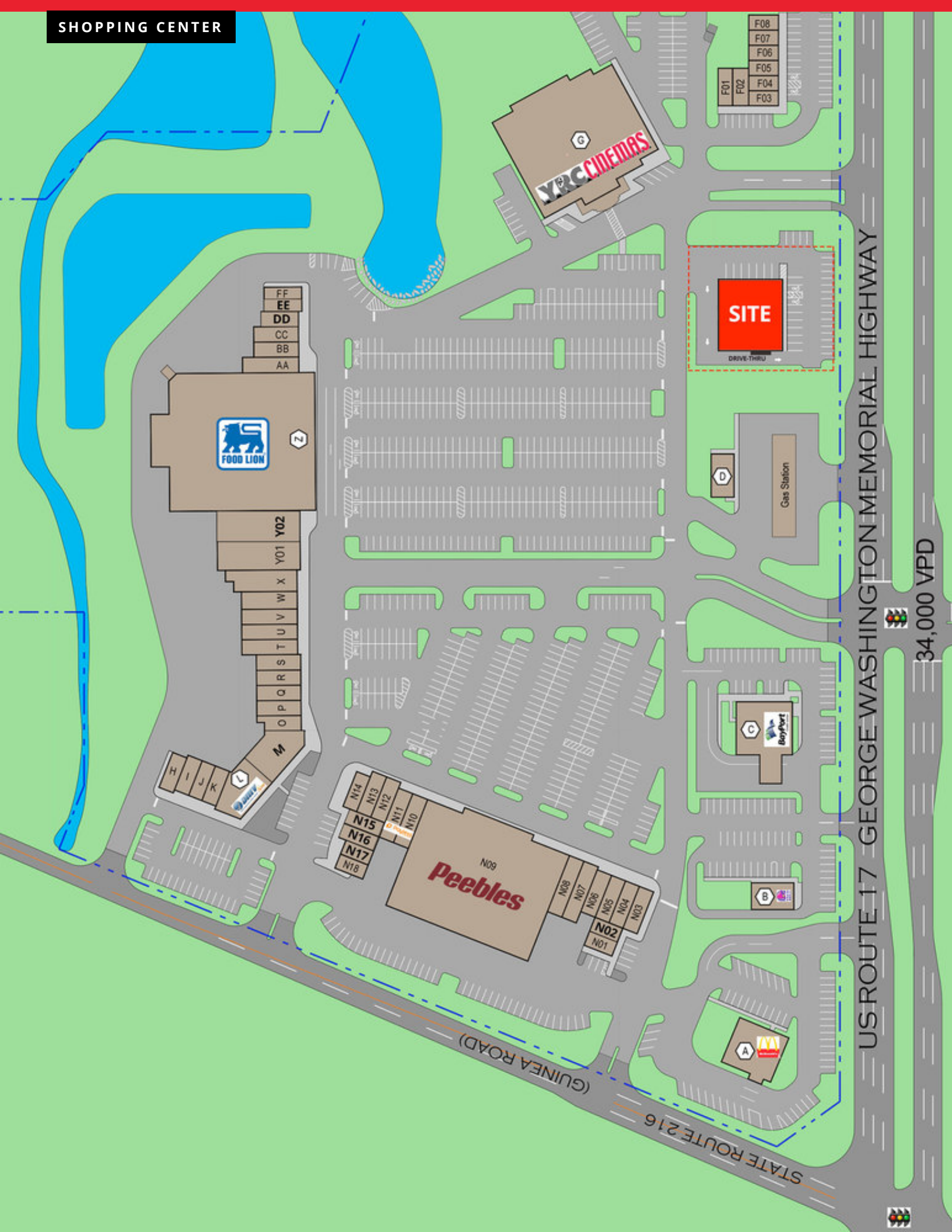
PROPERTY HIGHLIGHTS

- Excellent visibility on US-17 with 34,000 VPD
- Shopping center is anchored by Peebles Department Store, Food Lion, Department of Motor Vehicles (DMV), The Gloucester Public Library, ABC store and YRC Cinemas
- Drive-thru available

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	510	5,434	41,151
Total Population:	1,275	15,217	108,598
Average HH Income:	\$76,900	\$70,454	\$72,039

SHOPPING CENTER



US ROUTE 17 GEORGE WASHINGTON MEMORIAL HIGHWAY



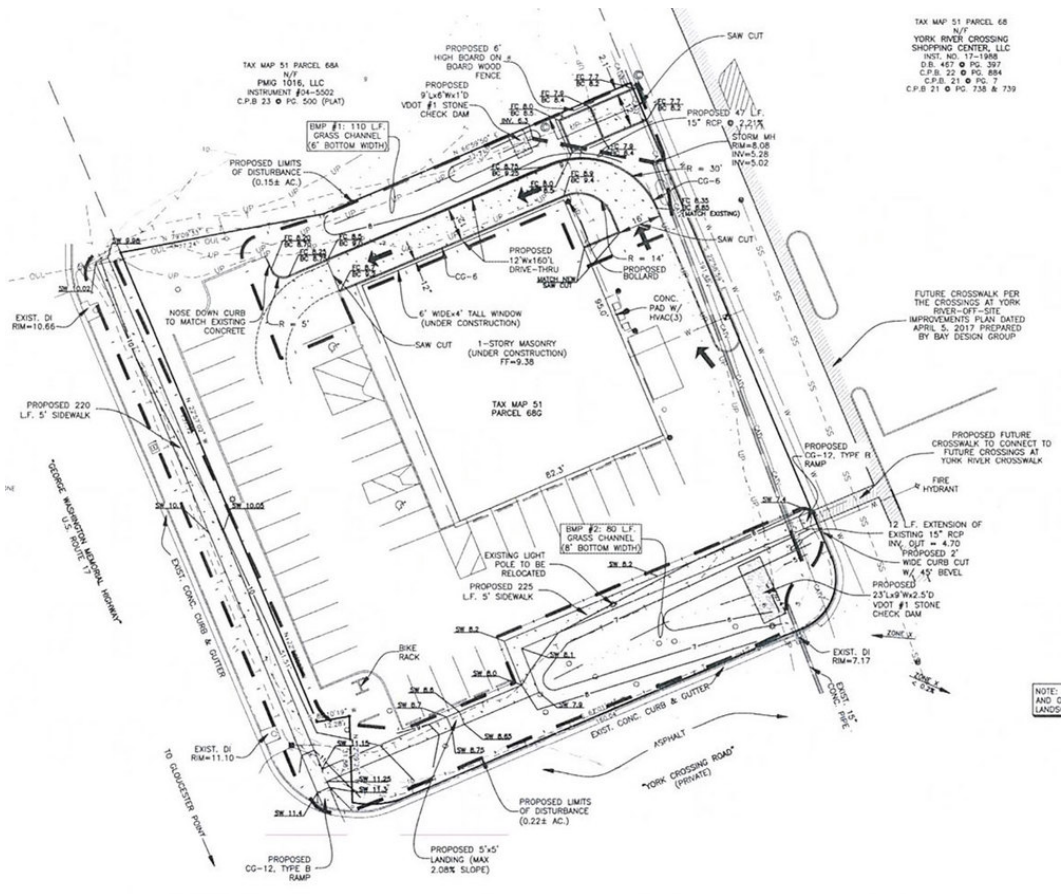
34,000 VPD





Aeri Jai
 Senior Associate Broker
 757.333.4333
 Aeri.jai@divaris.com

Mary McGovern
 Senior Vice President
 757.333.4345
 Mmcgovern@divaris.com



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