



Signalized Corner For Sale

3800 George Washington
Memorial Highway
Gloucester, Virginia

For more Information please contact:

Mac Houtz
Drucker & Falk, LLC
11824 Fishing Point Drive
Newport News, Virginia 23606
757.873.1401
mhoutz@druckerandfalk.com

DF.
DF COMMERCIAL
BY DRUCKER+FALK

Property Overview

Description:

4.07 acre corner parcel situated at busy signalized intersection on Route 17 (George Washington Memorial Highway) in Gloucester County, Virginia. Frontage on 4 separate streets allows for convenient access and great visibility, dimensions, shape, and topography make it ideal for development. This is the largest signalized corner on the market in Gloucester County.

Location:

This property is located in Gloucester County, approximately 6 miles north of the Coleman Bridge, at the intersection of Route 17 and Providence Road.

Size:

4.07 acres

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Property Overview

Frontage:

422 feet on Route 17 (GWMH)

447 feet on Providence Road

423 feet on Ashley Street

457 feet on Clifton Avenue

Traffic Count:

33,000 trips daily

Zoning:

B-1

Price:

\$795,000.00

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Property Overview

Demographics:

Population: 15,548 within 5 Mile Radius

Growth Rate: 1.36% over the Next 5 Years

Average Household Income: \$61,048 within 3 Mile Radius

For full demographics, please see page 10

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PHOTOS



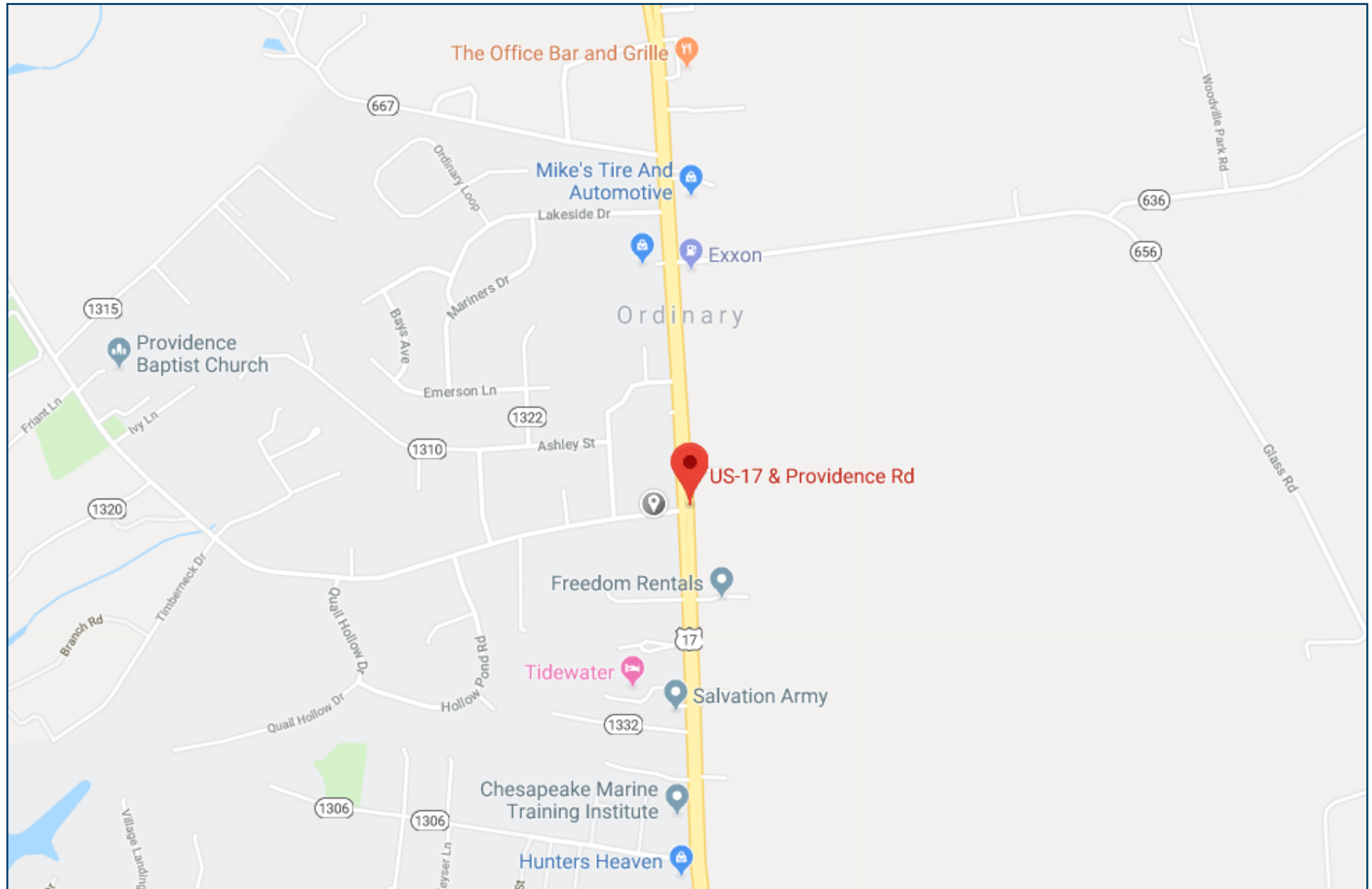
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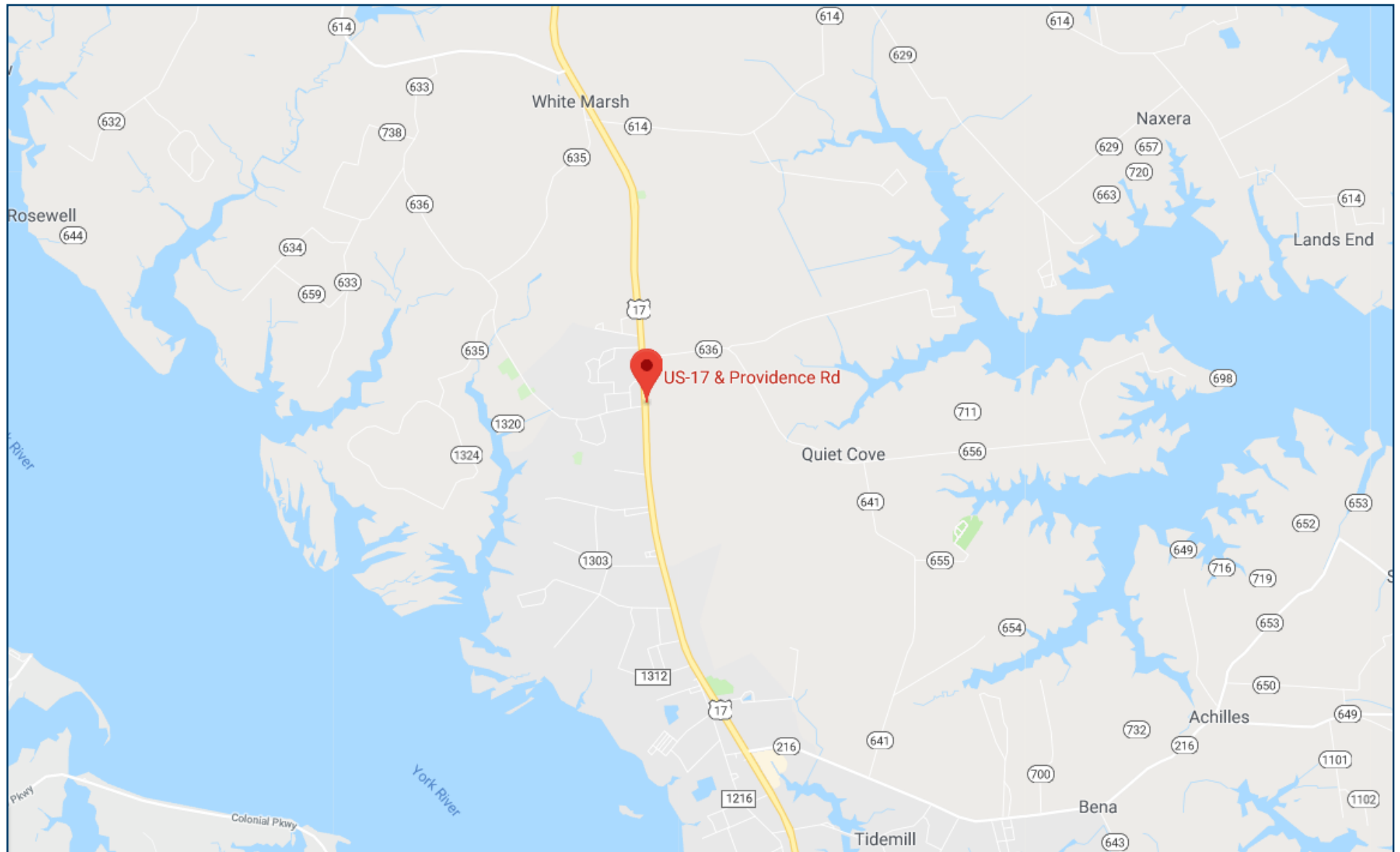
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MAPS



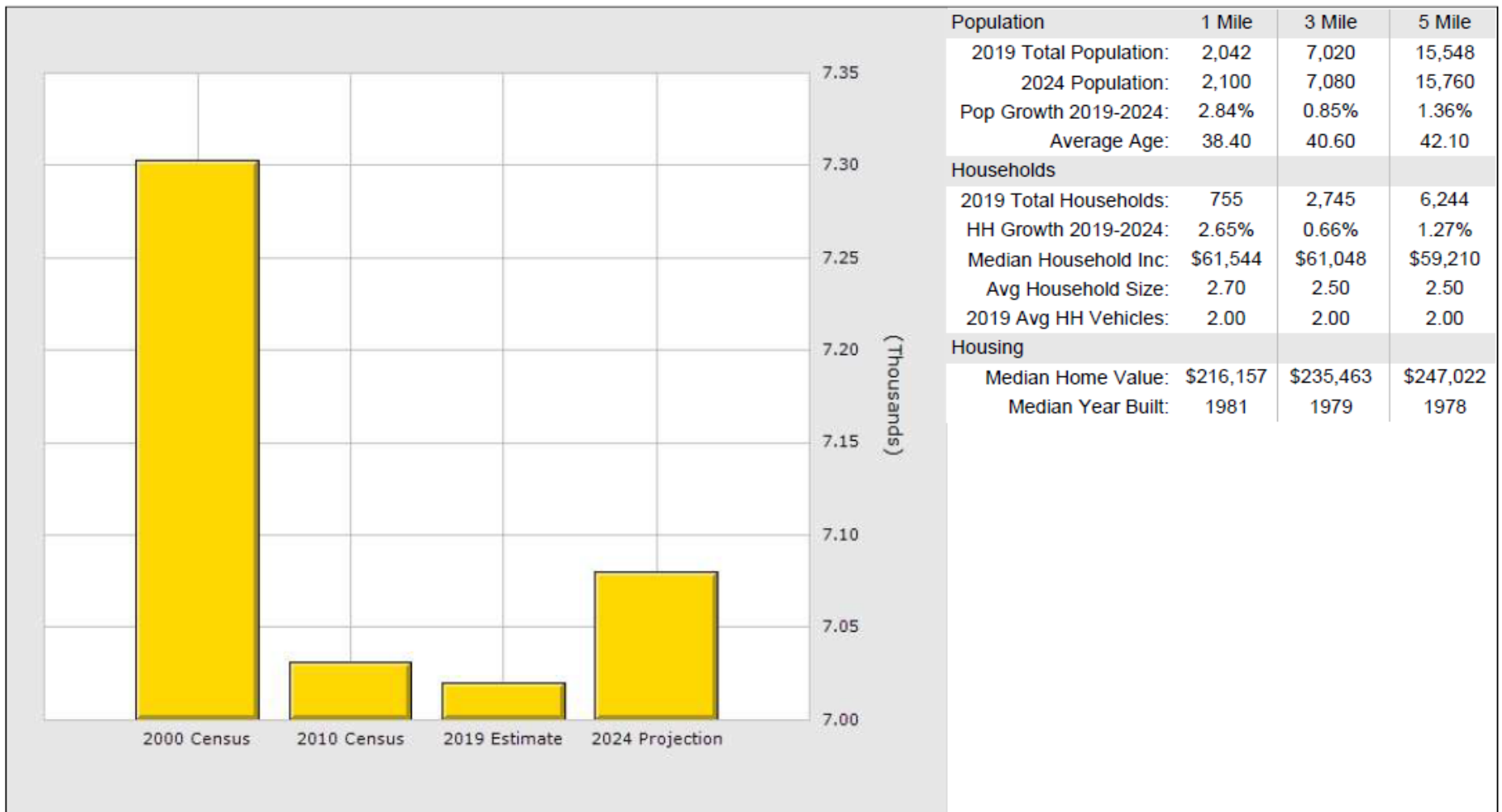
MAPS



Demographics

Population for 3 Mile Radius

3800 George Washington Memoria Hwy, Hayes, VA 23072



Demographics

Population for 5 Mile Radius

3800 George Washington Memoria Hwy, Hayes, VA 23072

