

FOR SALE

PUBLIX OUT PARCEL

1.59 ACRES

Publix Out Parcel at Crescent Commons
3040 Fort Eustis Boulevard
Yorktown, VA 23692



PRICE: \$900,000

1.59
ACRES

PD
ZONING

\$100,000
Avg Income
5 miles

- New planned signalized intersection planned at Rte 17 and Mariners Way as main entry to Development
- Traffic Count is 29,000 ADT on Rte 17 and 17,000 ADT on Ft. Eustis
- The Zoned PD - Planned Development with Publix Restricted Uses
- Demographics in 5 Miles: 32,000 Households and \$100,000 avg Household Income

ABOUT PROPERTY

Join the NEW 51,000 SF PUBLIX, SHEETZ, WENDY'S, and ARBY'S at CRESCENT COMMONS DEVELOPMENT located in the desired demographics in York County, Virginia

Publix is recognized for its clean stores, friendly service, and quality products, making it a leading grocery retailer in the Southeast with 1,400 Locations

CALL BROKERS FOR APPROVED USES

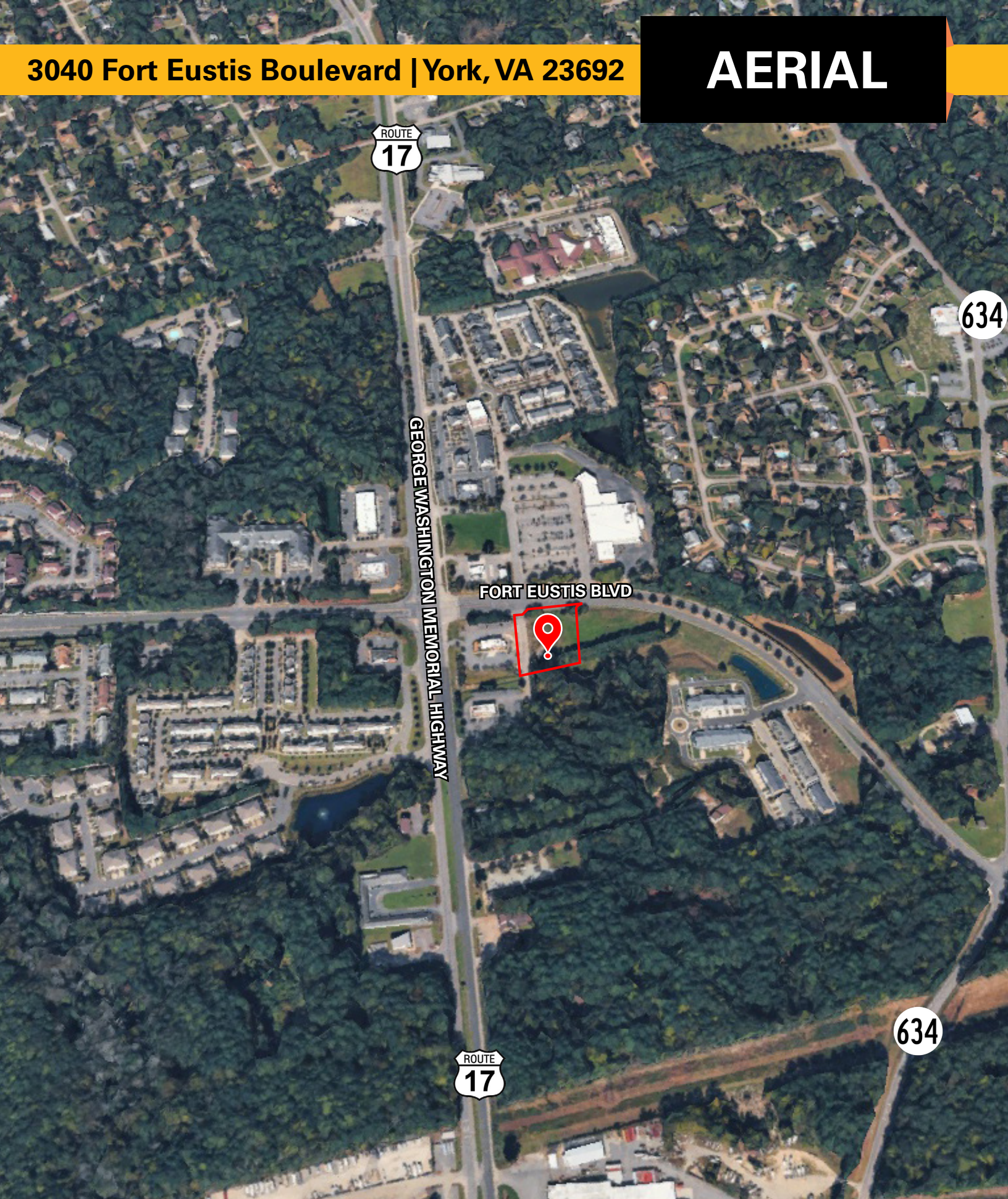
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AERIAL

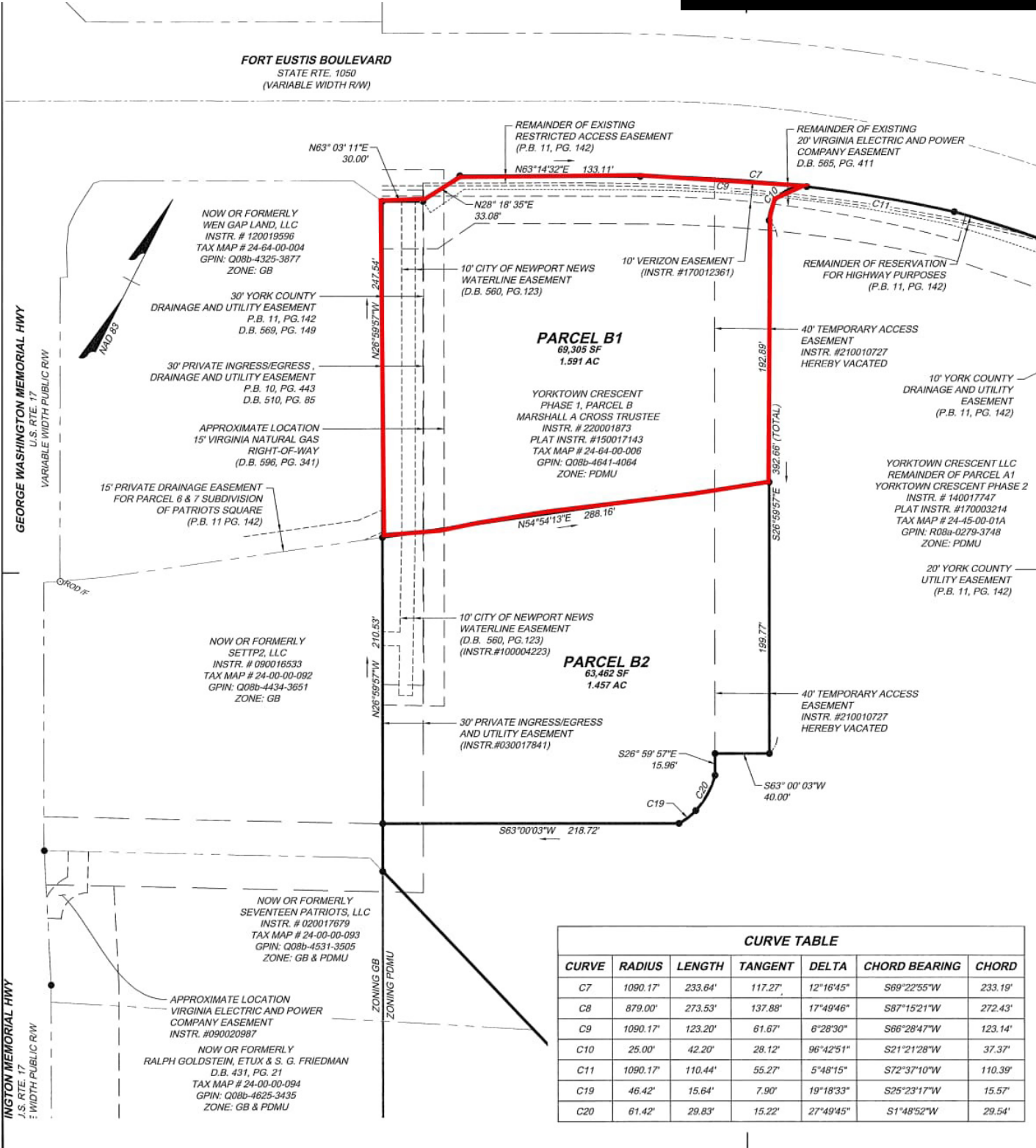


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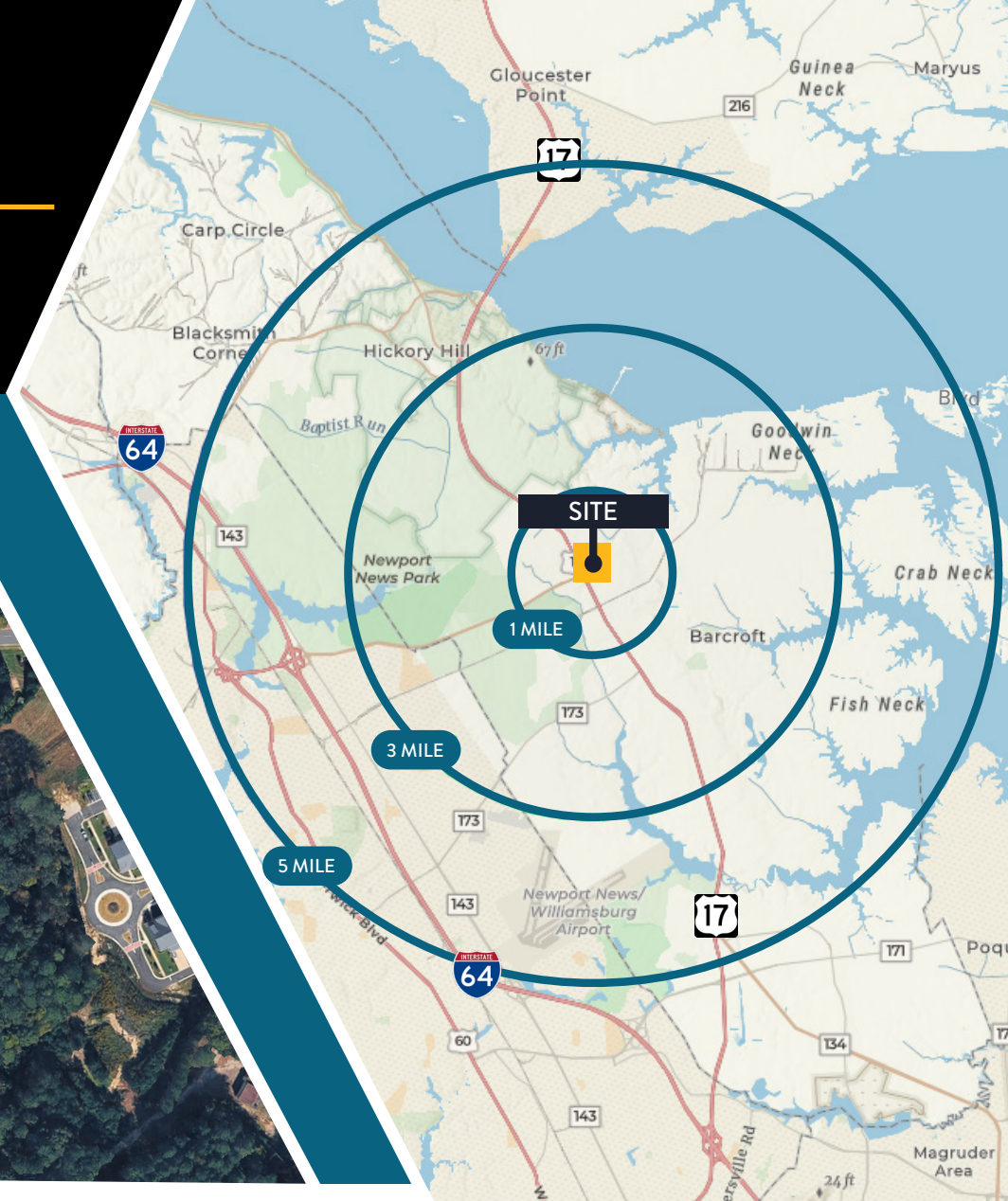
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FOR SALE

1.59 acres

DEMOGRAPHICS



2026 Summary	1 Mile	3 Miles	5 Miles
Population	4,161	23,303	82,163
Households	1,768	9,096	33,367
Families	1,179	6,460	21,739
Average Household Size	2.33	2.52	2.44
Owner Occupied Housing Units	1,261	6,790	19,516
Renter Occupied Housing Units	507	2,306	13,851
Median Age	46.5	42.0	38.5
Median Household Income	\$108,774	\$106,016	\$84,667
Average Household Income	\$140,300	\$135,430	\$108,512

KEY FACTS WITHIN 3 MILES



23,303
POPULATION



42.0 MEDIAN
AGE



2.52
AVG.
HOUSEHOLD
SIZE

\$135,430
Average Household
Income



701
TOTAL BUSINESSES



7,326
TOTAL EMPLOYEES



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