

# For Sale or Lease

1617 George Washington Memorial Highway  
Gloucester Point, Virginia 23062



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Waltz Commercial Real Estate, LLC**

**Travis Waltz**

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.231.5516

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*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.*

# IDEAL REDEVELOPMENT OPPORTUNITY

## For Sale or Lease

1617 George Washington Memorial Highway  
Gloucester Point, Virginia

### Description:

- Landmark location
- Gateway to Gloucester.
- Hard corner on far side of signalized intersection.
- The site has frontage on 3 streets: Route 17, Camp Okee Drive and Greate Road.
- Excellent site for a national tenant.
- Nearby businesses include Raceway, Speedway and Citgo.
- All brick building.
- Building services outdoor bait, tackle and hunting store.
- Business also available for sale.

**Building Size:** 1,995 square feet

**Land Area:** 1.05 acres

**Sale Price:** \$2,500,000.00

**Lease Rate:** \$2,500.00 per month – triple net with purchase of existing business

**Built:** 1980

**Utilities:** Electric, public water, not connected to sewer but the line is across the street for hookup.

**Parking:** 15 spaces

**Zoning:** B-1

**Traffic Count:** Approximately 32,000 VPD

**Underground Tanks:** The underground tanks were removed approximately 20 years ago. The ownership has DEQ letter on file.

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# 1617 George Washington Memorial Highway, Gloucester, Virginia



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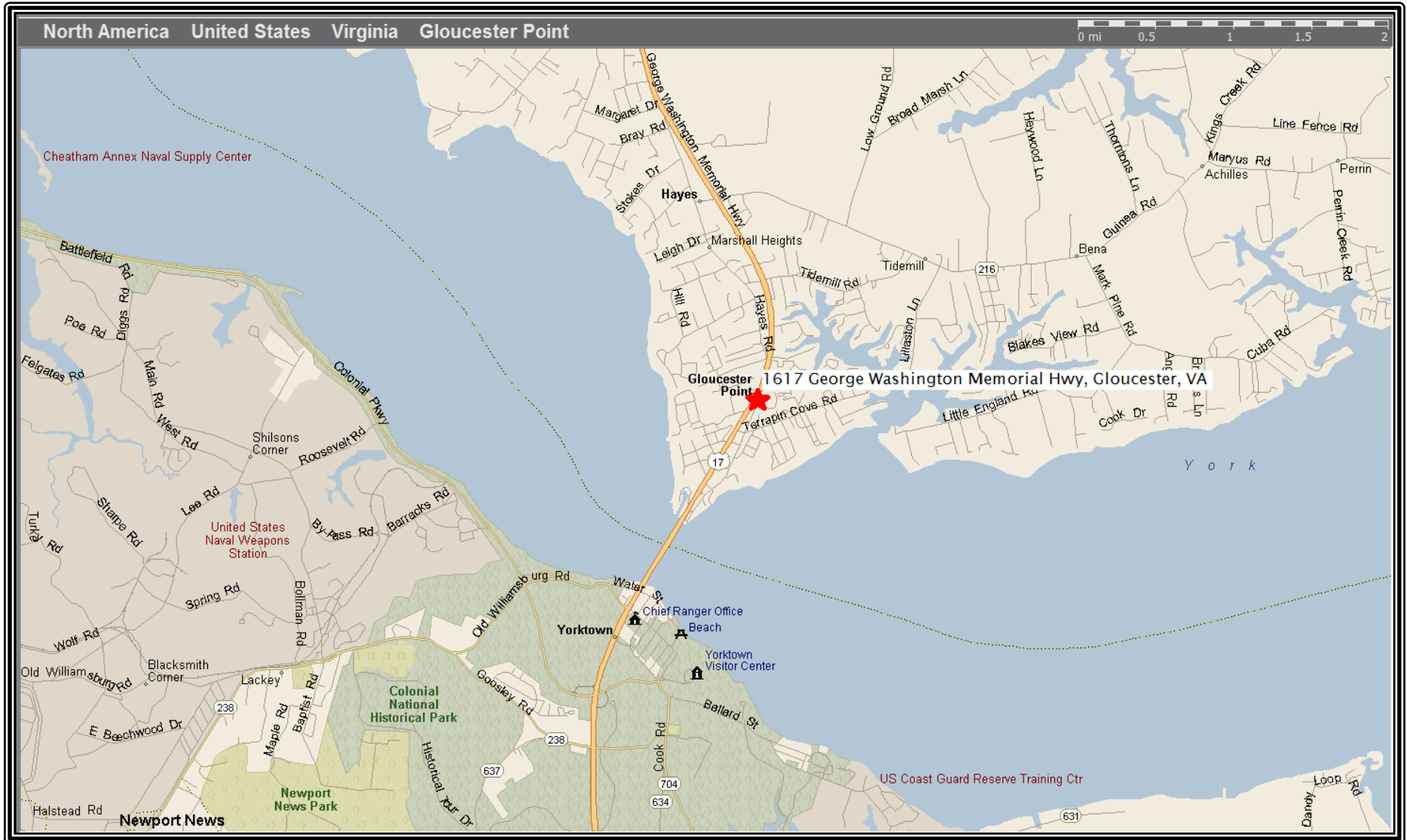
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# 1617 George Washington Memorial Highway Gloucester, Virginia



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# Demographic Detail Report

1617 George Washington Memoria Hwy, Gloucester Point, VA 23062

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: **Service Station**      % Leased: **100%**  
 GLA: **2,000 SF**      Rent/SF/Yr: **-**  
 Year Built: **1950**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	1,131	9,951	22,703
2019 Estimate	1,093	9,810	22,316
2010 Census	944	9,630	21,677
Growth 2019 - 2024	3.48%	1.44%	1.73%
Growth 2010 - 2019	15.78%	1.87%	2.95%
<b>2019 Population by Age</b>			
	<b>1,093</b>	<b>9,810</b>	<b>22,316</b>
Age 0 - 4	59 5.40%	550 5.61%	1,210 5.42%
Age 5 - 9	61 5.58%	603 6.15%	1,348 6.04%
Age 10 - 14	56 5.12%	586 5.97%	1,387 6.22%
Age 15 - 19	50 4.57%	532 5.42%	1,326 5.94%
Age 20 - 24	49 4.48%	540 5.50%	1,299 5.82%
Age 25 - 29	63 5.76%	641 6.53%	1,382 6.19%
Age 30 - 34	75 6.86%	714 7.28%	1,471 6.59%
Age 35 - 39	75 6.86%	673 6.86%	1,460 6.54%
Age 40 - 44	64 5.86%	550 5.61%	1,273 5.70%
Age 45 - 49	58 5.31%	540 5.50%	1,312 5.88%
Age 50 - 54	69 6.31%	648 6.61%	1,538 6.89%
Age 55 - 59	82 7.50%	744 7.58%	1,694 7.59%
Age 60 - 64	81 7.41%	699 7.13%	1,528 6.85%
Age 65 - 69	67 6.13%	566 5.77%	1,257 5.63%
Age 70 - 74	65 5.95%	487 4.96%	1,100 4.93%
Age 75 - 79	50 4.57%	337 3.44%	772 3.46%
Age 80 - 84	35 3.20%	214 2.18%	491 2.20%
Age 85+	33 3.02%	186 1.90%	468 2.10%
Age 65+	250 22.87%	1,790 18.25%	4,088 18.32%
<b>Median Age</b>	<b>44.50</b>	<b>40.60</b>	<b>41.10</b>
<b>Average Age</b>	<b>43.50</b>	<b>40.70</b>	<b>40.80</b>

## Demographic Detail Report

1617 George Washington Memoria Hwy, Gloucester Point, VA 23062

Radius	1 Mile	3 Mile	5 Mile
<b>2019 Population By Race</b>	<b>1,093</b>	<b>9,810</b>	<b>22,316</b>
White	1,024 93.69%	7,677 78.26%	18,129 81.24%
Black	45 4.12%	1,661 16.93%	2,984 13.37%
Am. Indian & Alaskan	5 0.46%	34 0.35%	96 0.43%
Asian	9 0.82%	133 1.36%	426 1.91%
Hawaiian & Pacific Island	2 0.18%	18 0.18%	53 0.24%
Other	9 0.82%	287 2.93%	627 2.81%
<b>Population by Hispanic Origin</b>	<b>1,093</b>	<b>9,810</b>	<b>22,316</b>
Non-Hispanic Origin	1,062 97.16%	9,293 94.73%	21,138 94.72%
Hispanic Origin	31 2.84%	517 5.27%	1,178 5.28%
<b>2019 Median Age, Male</b>	<b>42.30</b>	<b>38.50</b>	<b>39.10</b>
<b>2019 Average Age, Male</b>	<b>41.90</b>	<b>39.40</b>	<b>39.50</b>
<b>2019 Median Age, Female</b>	<b>46.90</b>	<b>43.10</b>	<b>43.20</b>
<b>2019 Average Age, Female</b>	<b>45.10</b>	<b>42.00</b>	<b>42.00</b>
<b>2019 Population by Occupation Classification</b>	<b>909</b>	<b>7,967</b>	<b>18,110</b>
Civilian Employed	514 56.55%	4,460 55.98%	10,258 56.64%
Civilian Unemployed	10 1.10%	155 1.95%	365 2.02%
Civilian Non-Labor Force	371 40.81%	2,834 35.57%	6,546 36.15%
Armed Forces	14 1.54%	518 6.50%	941 5.20%
<b>Households by Marital Status</b>			
Married	255	1,977	4,785
Married No Children	176	1,316	3,033
Married w/Children	79	661	1,752
<b>2019 Population by Education</b>	<b>864</b>	<b>7,571</b>	<b>17,048</b>
Some High School, No Diploma	102 11.81%	672 8.88%	1,489 8.73%
High School Grad (Incl Equivalency)	203 23.50%	2,018 26.65%	4,136 24.26%
Some College, No Degree	187 21.64%	2,436 32.18%	5,578 32.72%
Associate Degree	45 5.21%	572 7.56%	1,301 7.63%
Bachelor Degree	175 20.25%	1,171 15.47%	2,601 15.26%
Advanced Degree	152 17.59%	702 9.27%	1,943 11.40%

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# Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
<b>2019 Population by Occupation</b>	<b>952</b>		<b>8,119</b>		<b>18,676</b>	
Real Estate & Finance	25	2.63%	242	2.98%	502	2.69%
Professional & Management	216	22.69%	1,788	22.02%	4,852	25.98%
Public Administration	12	1.26%	375	4.62%	1,189	6.37%
Education & Health	139	14.60%	1,024	12.61%	1,966	10.53%
Services	76	7.98%	987	12.16%	2,068	11.07%
Information	0	0.00%	52	0.64%	84	0.45%
Sales	107	11.24%	1,291	15.90%	2,516	13.47%
Transportation	0	0.00%	1	0.01%	14	0.07%
Retail	82	8.61%	588	7.24%	1,178	6.31%
Wholesale	0	0.00%	59	0.73%	201	1.08%
Manufacturing	67	7.04%	433	5.33%	1,021	5.47%
Production	85	8.93%	510	6.28%	1,195	6.40%
Construction	29	3.05%	322	3.97%	736	3.94%
Utilities	64	6.72%	193	2.38%	563	3.01%
Agriculture & Mining	0	0.00%	0	0.00%	12	0.06%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	28	0.15%
Other Services	50	5.25%	254	3.13%	551	2.95%
<b>2019 Worker Travel Time to Job</b>	<b>528</b>		<b>4,773</b>		<b>10,765</b>	
<30 Minutes	335	63.45%	2,902	60.80%	6,680	62.05%
30-60 Minutes	193	36.55%	1,659	34.76%	3,577	33.23%
60+ Minutes	0	0.00%	212	4.44%	508	4.72%
<b>2010 Households by HH Size</b>	<b>426</b>		<b>3,940</b>		<b>8,578</b>	
1-Person Households	113	26.53%	990	25.13%	1,973	23.00%
2-Person Households	189	44.37%	1,542	39.14%	3,280	38.24%
3-Person Households	63	14.79%	691	17.54%	1,525	17.78%
4-Person Households	46	10.80%	469	11.90%	1,154	13.45%
5-Person Households	8	1.88%	166	4.21%	436	5.08%
6-Person Households	5	1.17%	55	1.40%	146	1.70%
7 or more Person Households	2	0.47%	27	0.69%	64	0.75%
<b>2019 Average Household Size</b>	<b>2.20</b>		<b>2.40</b>		<b>2.50</b>	
<b>Households</b>						
2024 Projection	506		4,041		8,901	
2019 Estimate	490		3,989		8,763	
2010 Census	425		3,938		8,577	
Growth 2019 - 2024	3.27%		1.30%		1.57%	
Growth 2010 - 2019	15.29%		1.30%		2.17%	

## Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
<b>2019 Households by HH Income</b>	<b>488</b>	<b>3,989</b>	<b>8,759</b>
<\$25,000	88 18.03%	926 23.21%	1,446 16.51%
\$25,000 - \$50,000	176 36.07%	959 24.04%	1,868 21.33%
\$50,000 - \$75,000	105 21.52%	740 18.55%	1,547 17.66%
\$75,000 - \$100,000	42 8.61%	440 11.03%	1,160 13.24%
\$100,000 - \$125,000	50 10.25%	318 7.97%	875 9.99%
\$125,000 - \$150,000	15 3.07%	294 7.37%	868 9.91%
\$150,000 - \$200,000	12 2.46%	140 3.51%	435 4.97%
\$200,000+	0 0.00%	172 4.31%	560 6.39%
<b>2019 Avg Household Income</b>	<b>\$55,715</b>	<b>\$72,144</b>	<b>\$86,511</b>
<b>2019 Med Household Income</b>	<b>\$47,777</b>	<b>\$53,155</b>	<b>\$66,764</b>
<b>2019 Occupied Housing</b>	<b>490</b>	<b>3,989</b>	<b>8,763</b>
Owner Occupied	327 66.73%	2,661 66.71%	6,239 71.20%
Renter Occupied	163 33.27%	1,328 33.29%	2,524 28.80%
<b>2010 Housing Units</b>	<b>503</b>	<b>4,229</b>	<b>9,295</b>
1 Unit	486 96.62%	3,340 78.98%	7,715 83.00%
2 - 4 Units	17 3.38%	300 7.09%	467 5.02%
5 - 19 Units	0 0.00%	552 13.05%	915 9.84%
20+ Units	0 0.00%	37 0.87%	198 2.13%
<b>2019 Housing Value</b>	<b>327</b>	<b>2,661</b>	<b>6,238</b>
<\$100,000	42 12.84%	151 5.67%	358 5.74%
\$100,000 - \$200,000	115 35.17%	578 21.72%	1,170 18.76%
\$200,000 - \$300,000	133 40.67%	1,061 39.87%	1,949 31.24%
\$300,000 - \$400,000	0 0.00%	525 19.73%	1,626 26.07%
\$400,000 - \$500,000	0 0.00%	134 5.04%	489 7.84%
\$500,000 - \$1,000,000	37 11.31%	187 7.03%	589 9.44%
\$1,000,000+	0 0.00%	25 0.94%	57 0.91%
<b>2019 Median Home Value</b>	<b>\$204,887</b>	<b>\$256,691</b>	<b>\$281,631</b>
<b>2019 Housing Units by Yr Built</b>	<b>516</b>	<b>4,432</b>	<b>9,692</b>
Built 2010+	41 7.95%	131 2.96%	346 3.57%
Built 2000 - 2010	0 0.00%	283 6.39%	938 9.68%
Built 1990 - 1999	67 12.98%	463 10.45%	1,253 12.93%
Built 1980 - 1989	60 11.63%	1,044 23.56%	1,994 20.57%
Built 1970 - 1979	143 27.71%	1,188 26.81%	2,184 22.53%
Built 1960 - 1969	64 12.40%	458 10.33%	1,147 11.83%
Built 1950 - 1959	82 15.89%	372 8.39%	739 7.62%
Built <1949	59 11.43%	493 11.12%	1,091 11.26%
<b>2019 Median Year Built</b>	<b>1973</b>	<b>1977</b>	<b>1978</b>

## 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.

Waltz Commercial Real Estate, LLC is   X   the Listing Broker,        Buyer Broker,        Dual Agent for the property submitted in this information package.

Acknowledged by:

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Waltz Commercial Real Estate, LLC