

# FOR SALE OR LEASE

2218, 2312, 2314, AND 2316 A GEORGE WASHINGTON MEMORIAL HIGHWAY  
YORKTOWN, VA



## LAND DEVELOPMENT OPPORTUNITY OR A SALVAGE YARD OPERATION ACTIVE EXISTING LICENSE IN PLACE

The information contained herein has been obtained from sources deemed to be reliable but is not warranted. This offer subject to errors and omissions, or withdrawal, without notice

### FOR MORE INFORMATION:

Travis Waltz  
Waltz Commercial Real Estate, LLC  
11832 Fishing Point Dr., Suite 400, Newport News, VA 23606  
(757) 231-5516 Travis@WaltzCRE.com



# GENERAL INFORMATION

## ABOUT THIS PROPERTY

- +/- 17-acres of land representing a premier development opportunity with its highest and best use identified as retail and medical. The site is well-suited for a variety of concepts including medical office, outpatient clinics, urgent care centers, pharmacy-anchored retail, and neighborhood shopping centers. Its size and flexibility allow for phased development or a cohesive mixed-use commercial environment tailored to market demand.
- Victory Boulevard and Route 17 intersection is less than a quarter of a mile from site.
- Property has frontage on Route 17 with approximately 40,000 vehicles per day passing.
- Water, sewer, and gas are at the site.
- Active salvage yard license included in sale.
- Excellent access to major highways and Interstate 64
- <https://drive.google.com/file/d/1IliTXYcgasJ1AwdCM3w2Gtkt3AIWUXrs/view>

## PRICING

- **Sales Price: \$10,000,000.00**
- **Lease Rate: \$25,000.00 a month**

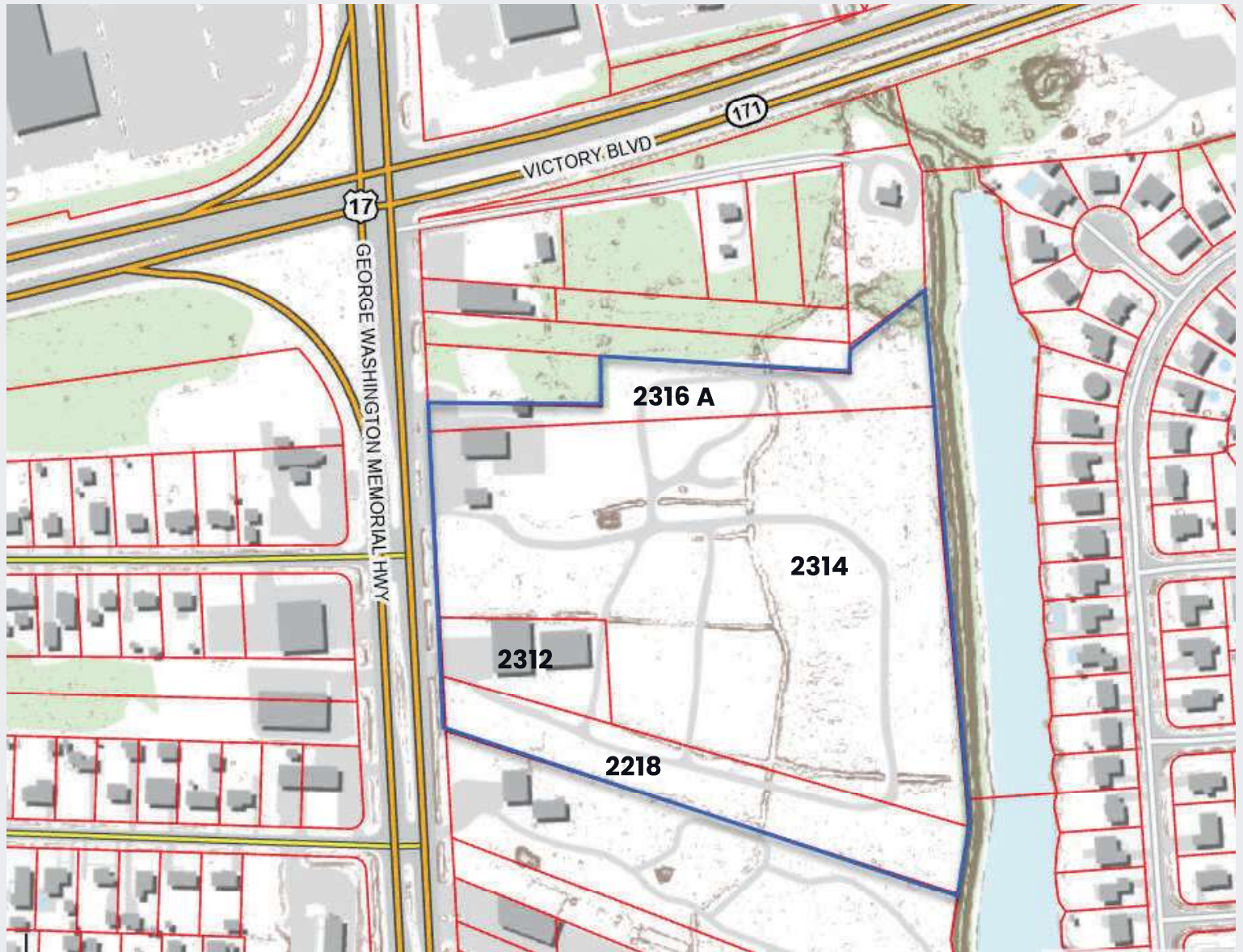
## ZONING

- Zoned GB for General Business – Multiple allowable use permitted by right

<https://www.yorkcounty.gov/DocumentCenter/View/82/Zoning-Categories-Summary-Table?bidId=>



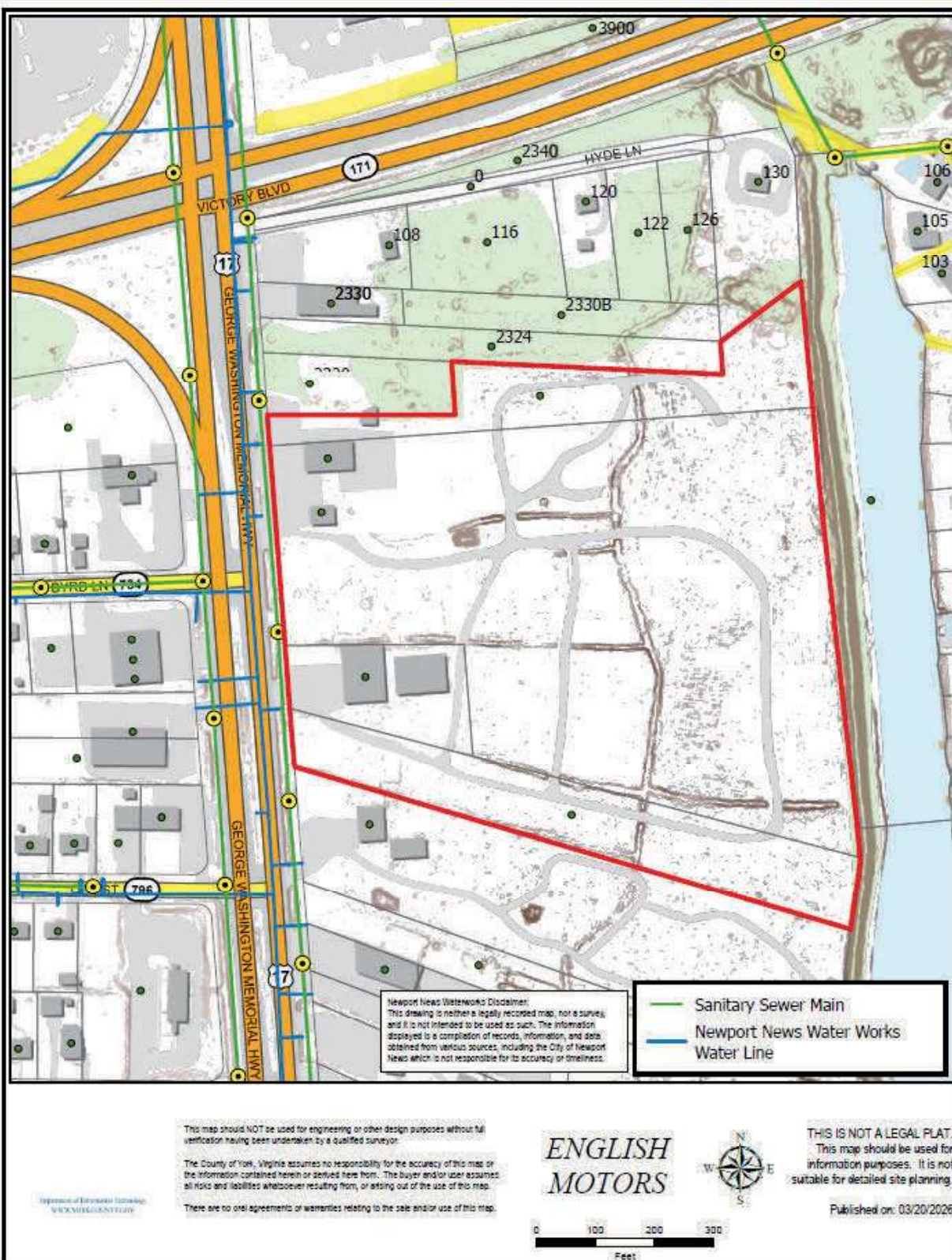
# PROPERTY OUTLINE AERIAL



- Property is outlined in blue.



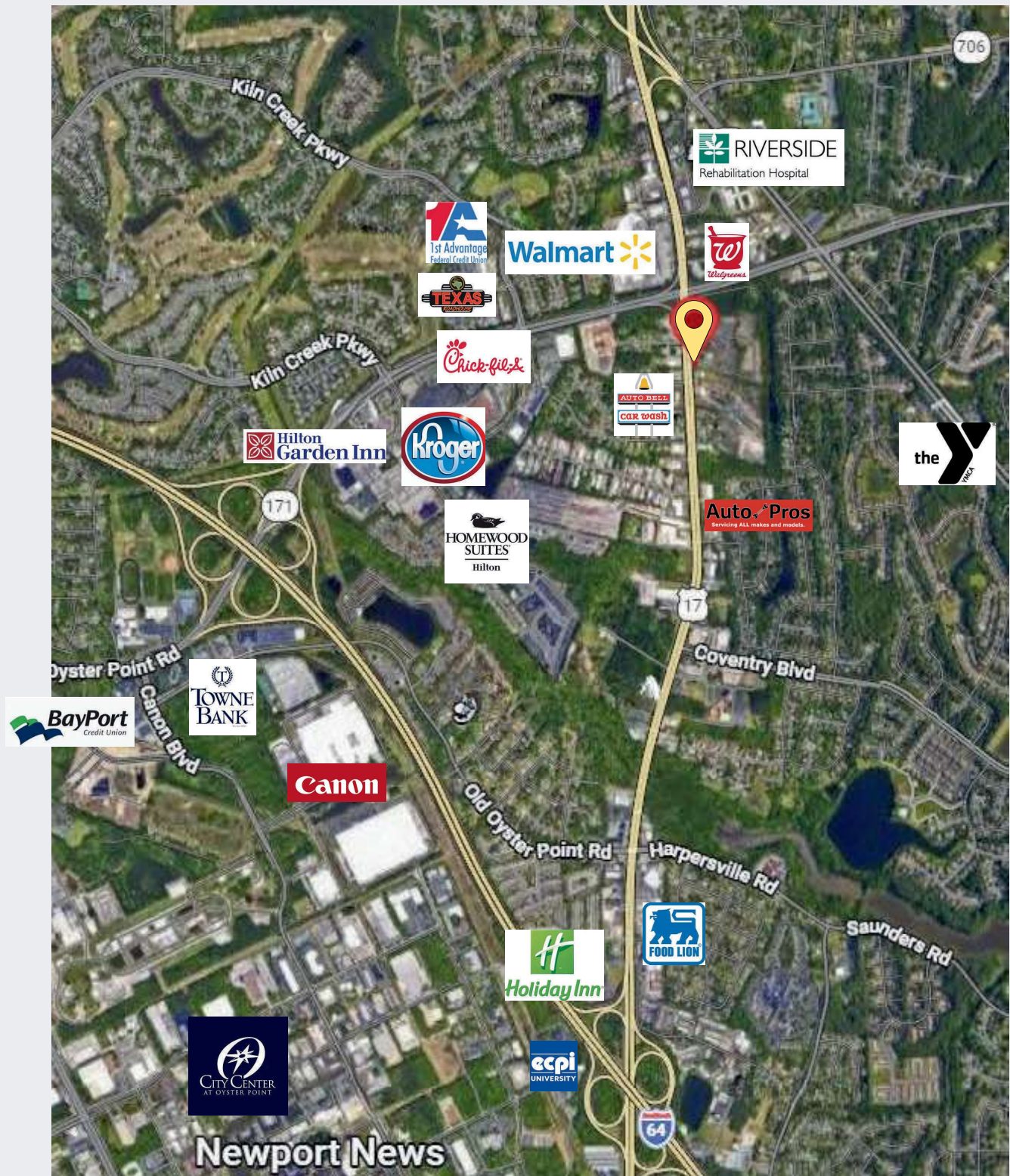
# SEWER AND WATER MAP



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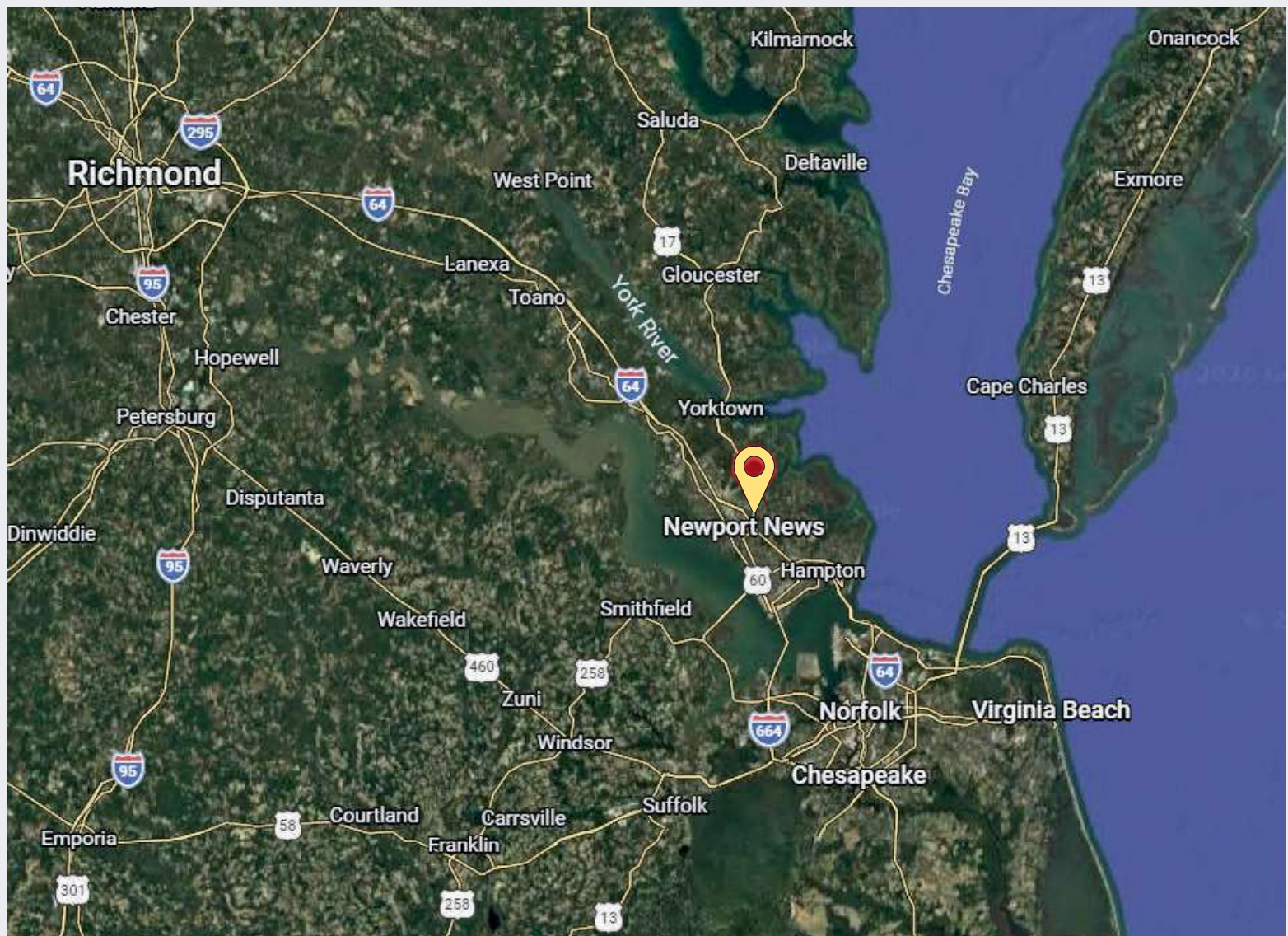


# LOCAL MAP





# REGIONAL MAP



# DEMOGRAPHIC SUMMARY REPORT

## Demographic Summary Report

### English Motors Redevelopment

2312 George Washington Memoria Hwy, Tabb, VA 23693

Building Type: Land

Class: -

RBA: -

Typical Floor: -

Total Available: 740,520 SF

% Leased: 0%

Rent/SF/Yr: -



| Radius                             | 1 Mile    |        | 3 Mile    |        | 5 Mile    |        |
|------------------------------------|-----------|--------|-----------|--------|-----------|--------|
| Population                         |           |        |           |        |           |        |
| 2030 Projection                    | 8,477     |        | 65,900    |        | 167,096   |        |
| 2025 Estimate                      | 8,410     |        | 66,432    |        | 168,442   |        |
| 2020 Census                        | 8,110     |        | 68,339    |        | 173,273   |        |
| Growth 2025 - 2030                 | 0.80%     |        | -0.80%    |        | -0.80%    |        |
| Growth 2020 - 2025                 | 3.70%     |        | -2.79%    |        | -2.79%    |        |
| 2025 Population by Hispanic Origin | 606       |        | 7,523     |        | 16,694    |        |
| 2025 Population                    | 8,410     |        | 66,432    |        | 168,442   |        |
| White                              | 5,242     | 62.33% | 36,397    | 54.79% | 87,817    | 52.13% |
| Black                              | 1,121     | 13.33% | 14,556    | 21.91% | 47,549    | 28.23% |
| Am. Indian & Alaskan               | 51        | 0.61%  | 381       | 0.57%  | 881       | 0.52%  |
| Asian                              | 880       | 10.46% | 4,088     | 6.15%  | 7,454     | 4.43%  |
| Hawaiian & Pacific Island          | 58        | 0.69%  | 491       | 0.74%  | 682       | 0.40%  |
| Other                              | 1,058     | 12.58% | 10,519    | 15.83% | 24,059    | 14.28% |
| U.S. Armed Forces                  | 439       |        | 4,063     |        | 6,916     |        |
| Households                         |           |        |           |        |           |        |
| 2030 Projection                    | 3,170     |        | 26,614    |        | 66,880    |        |
| 2025 Estimate                      | 3,150     |        | 26,860    |        | 67,474    |        |
| 2020 Census                        | 3,053     |        | 27,733    |        | 69,570    |        |
| Growth 2025 - 2030                 | 0.63%     |        | -0.92%    |        | -0.88%    |        |
| Growth 2020 - 2025                 | 3.18%     |        | -3.15%    |        | -3.01%    |        |
| Owner Occupied                     | 2,300     | 73.02% | 13,668    | 50.89% | 37,953    | 56.25% |
| Renter Occupied                    | 850       | 26.98% | 13,192    | 49.11% | 29,520    | 43.75% |
| 2025 Households by HH Income       |           |        |           |        |           |        |
| Income: <\$25,000                  | 320       | 10.16% | 3,617     | 13.47% | 8,469     | 12.55% |
| Income: \$25,000 - \$50,000        | 293       | 9.30%  | 4,506     | 16.78% | 11,594    | 17.18% |
| Income: \$50,000 - \$75,000        | 457       | 14.50% | 4,054     | 15.09% | 10,391    | 15.40% |
| Income: \$75,000 - \$100,000       | 344       | 10.92% | 3,564     | 13.34% | 10,346    | 15.34% |
| Income: \$100,000 - \$125,000      | 313       | 9.93%  | 2,736     | 10.19% | 7,183     | 10.65% |
| Income: \$125,000 - \$150,000      | 300       | 9.52%  | 2,022     | 7.53%  | 5,335     | 7.91%  |
| Income: \$150,000 - \$200,000      | 577       | 18.31% | 3,104     | 11.56% | 6,984     | 10.35% |
| Income: \$200,000+                 | 547       | 17.36% | 3,236     | 12.05% | 7,173     | 10.63% |
| 2025 Avg Household Income          | \$134,065 |        | \$108,653 |        | \$105,119 |        |
| 2025 Med Household Income          | \$112,899 |        | \$83,736  |        | \$82,935  |        |



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# DEMOGRAPHIC SUMMARY REPORT

## Demographic Detail Report

### English Motors Redevelopment

2312 George Washington Memoria Hwy, Tabb, VA 23693

Building Type: Land

Class: -

RBA: -

Typical Floor: -

Total Available: 740,520 SF

% Leased: 0%

Rent/SF/Yr: -



| Radius                 | 1 Mile |        | 3 Mile |        | 5 Mile  |        |
|------------------------|--------|--------|--------|--------|---------|--------|
| Population             |        |        |        |        |         |        |
| 2030 Projection        | 8,477  |        | 65,900 |        | 167,096 |        |
| 2025 Estimate          | 8,410  |        | 66,432 |        | 168,442 |        |
| 2020 Census            | 8,110  |        | 68,339 |        | 173,273 |        |
|                        |        |        |        |        |         |        |
| Growth 2025 - 2030     | 0.80%  |        | -0.80% |        | -0.80%  |        |
| Growth 2020 - 2025     | 3.70%  |        | -2.79% |        | -2.79%  |        |
|                        |        |        |        |        |         |        |
| 2025 Population by Age | 8,410  |        | 66,432 |        | 168,442 |        |
| Age 0 - 4              | 401    | 4.77%  | 4,055  | 6.10%  | 10,203  | 6.06%  |
| Age 5 - 9              | 435    | 5.17%  | 4,155  | 6.25%  | 10,005  | 5.94%  |
| Age 10 - 14            | 519    | 6.17%  | 4,401  | 6.62%  | 10,392  | 6.17%  |
| Age 15 - 19            | 599    | 7.12%  | 4,438  | 6.68%  | 11,093  | 6.59%  |
| Age 20 - 24            | 519    | 6.17%  | 4,298  | 6.47%  | 11,878  | 7.05%  |
| Age 25 - 29            | 441    | 5.24%  | 4,405  | 6.63%  | 11,733  | 6.97%  |
| Age 30 - 34            | 445    | 5.29%  | 4,714  | 7.10%  | 11,839  | 7.03%  |
| Age 35 - 39            | 513    | 6.10%  | 5,012  | 7.54%  | 12,220  | 7.25%  |
| Age 40 - 44            | 597    | 7.10%  | 4,904  | 7.38%  | 11,515  | 6.84%  |
| Age 45 - 49            | 525    | 6.24%  | 3,966  | 5.97%  | 9,564   | 5.68%  |
| Age 50 - 54            | 517    | 6.15%  | 3,620  | 5.45%  | 9,058   | 5.38%  |
| Age 55 - 59            | 567    | 6.74%  | 3,634  | 5.47%  | 9,396   | 5.58%  |
| Age 60 - 64            | 602    | 7.16%  | 3,748  | 5.64%  | 9,878   | 5.86%  |
| Age 65 - 69            | 563    | 6.69%  | 3,470  | 5.22%  | 9,211   | 5.47%  |
| Age 70 - 74            | 457    | 5.43%  | 2,815  | 4.24%  | 7,566   | 4.49%  |
| Age 75 - 79            | 315    | 3.75%  | 2,019  | 3.04%  | 5,542   | 3.29%  |
| Age 80 - 84            | 212    | 2.52%  | 1,368  | 2.06%  | 3,646   | 2.16%  |
| Age 85+                | 183    | 2.18%  | 1,411  | 2.12%  | 3,705   | 2.20%  |
|                        |        |        |        |        |         |        |
| Age 65+                | 1,730  | 20.57% | 11,083 | 16.68% | 29,670  | 17.61% |
|                        |        |        |        |        |         |        |
| Median Age             | 42.80  |        | 37.70  |        | 37.90   |        |
| Average Age            | 41.80  |        | 38.60  |        | 39.10   |        |



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# DEMOGRAPHIC SUMMARY REPORT

## Demographic Detail Report

| English Motors Redevelopment                        |              |        |               |        |                |
|-----------------------------------------------------|--------------|--------|---------------|--------|----------------|
| 2312 George Washington Memoria Hwy, Tabb, VA 23693  |              |        |               |        |                |
| Radius                                              | 1 Mile       |        | 3 Mile        |        | 5 Mile         |
| <b>2025 Population By Race</b>                      | <b>8,410</b> |        | <b>66,432</b> |        | <b>168,442</b> |
| White                                               | 5,242        | 62.33% | 36,397        | 54.79% | 87,817 52.13%  |
| Black                                               | 1,121        | 13.33% | 14,556        | 21.91% | 47,549 28.23%  |
| Am. Indian & Alaskan                                | 51           | 0.61%  | 381           | 0.57%  | 881 0.52%      |
| Asian                                               | 880          | 10.46% | 4,088         | 6.15%  | 7,454 4.43%    |
| Hawaiian & Pacific Island                           | 58           | 0.69%  | 491           | 0.74%  | 682 0.40%      |
| Other                                               | 1,058        | 12.58% | 10,519        | 15.83% | 24,059 14.28%  |
| <b>Population by Hispanic Origin</b>                | <b>8,410</b> |        | <b>66,432</b> |        | <b>168,442</b> |
| Non-Hispanic Origin                                 | 7,804        | 92.79% | 58,908        | 88.67% | 151,748 90.09% |
| Hispanic Origin                                     | 606          | 7.21%  | 7,524         | 11.33% | 16,694 9.91%   |
| <b>2025 Median Age, Male</b>                        | <b>41.70</b> |        | <b>36.40</b>  |        | <b>36.30</b>   |
| <b>2025 Average Age, Male</b>                       | <b>40.80</b> |        | <b>37.30</b>  |        | <b>37.70</b>   |
| <b>2025 Median Age, Female</b>                      | <b>43.80</b> |        | <b>39.10</b>  |        | <b>39.50</b>   |
| <b>2025 Average Age, Female</b>                     | <b>42.80</b> |        | <b>39.80</b>  |        | <b>40.30</b>   |
| <b>2025 Population by Occupation Classification</b> | <b>6,936</b> |        | <b>52,932</b> |        | <b>135,619</b> |
| Civilian Employed                                   | 4,201        | 60.57% | 31,409        | 59.34% | 82,158 60.58%  |
| Civilian Unemployed                                 | 86           | 1.24%  | 763           | 1.44%  | 2,432 1.79%    |
| Civilian Non-Labor Force                            | 2,217        | 31.96% | 16,827        | 31.79% | 44,260 32.64%  |
| Armed Forces                                        | 432          | 6.23%  | 3,933         | 7.43%  | 6,769 4.99%    |
| <b>Households by Marital Status</b>                 |              |        |               |        |                |
| Married                                             | 1,961        |        | 12,572        |        | 30,413         |
| Married No Children                                 | 1,215        |        | 7,274         |        | 19,070         |
| Married w/Children                                  | 746          |        | 5,298         |        | 11,343         |
| <b>2025 Population by Education</b>                 | <b>6,281</b> |        | <b>47,871</b> |        | <b>122,176</b> |
| Some High School, No Diploma                        | 251          | 4.00%  | 2,306         | 4.82%  | 6,768 5.54%    |
| High School Grad (Incl Equivalency)                 | 988          | 15.73% | 9,708         | 20.28% | 28,121 23.02%  |
| Some College, No Degree                             | 1,631        | 25.97% | 13,163        | 27.50% | 36,612 29.97%  |
| Associate Degree                                    | 344          | 5.48%  | 2,784         | 5.82%  | 7,305 5.98%    |
| Bachelor Degree                                     | 1,593        | 25.36% | 10,702        | 22.36% | 24,989 20.45%  |
| Advanced Degree                                     | 1,474        | 23.47% | 9,208         | 19.24% | 18,381 15.04%  |



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# DEMOGRAPHIC SUMMARY REPORT

## Demographic Detail Report

| English Motors Redevelopment                       |        |        |        |        |         |        |
|----------------------------------------------------|--------|--------|--------|--------|---------|--------|
| 2312 George Washington Memoria Hwy, Tabb, VA 23693 |        |        |        |        |         |        |
| Radius                                             | 1 Mile |        | 3 Mile |        | 5 Mile  |        |
| 2025 Population by Occupation                      | 7,875  |        | 58,381 |        | 153,062 |        |
| Real Estate & Finance                              | 340    | 4.32%  | 1,575  | 2.70%  | 3,910   | 2.55%  |
| Professional & Management                          | 2,936  | 37.28% | 20,278 | 34.73% | 48,316  | 31.57% |
| Public Administration                              | 523    | 6.64%  | 3,500  | 6.00%  | 7,543   | 4.93%  |
| Education & Health                                 | 1,128  | 14.32% | 7,729  | 13.24% | 20,278  | 13.25% |
| Services                                           | 502    | 6.37%  | 4,811  | 8.24%  | 13,076  | 8.54%  |
| Information                                        | 42     | 0.53%  | 340    | 0.58%  | 830     | 0.54%  |
| Sales                                              | 793    | 10.07% | 5,656  | 9.69%  | 16,342  | 10.68% |
| Transportation                                     | 12     | 0.15%  | 81     | 0.14%  | 600     | 0.39%  |
| Retail                                             | 291    | 3.70%  | 2,277  | 3.90%  | 6,970   | 4.55%  |
| Wholesale                                          | 34     | 0.43%  | 599    | 1.03%  | 1,756   | 1.15%  |
| Manufacturing                                      | 493    | 6.26%  | 3,773  | 6.46%  | 10,306  | 6.73%  |
| Production                                         | 207    | 2.63%  | 2,643  | 4.53%  | 8,667   | 5.66%  |
| Construction                                       | 310    | 3.94%  | 2,684  | 4.60%  | 6,851   | 4.48%  |
| Utilities                                          | 63     | 0.80%  | 891    | 1.53%  | 3,071   | 2.01%  |
| Agriculture & Mining                               | 2      | 0.03%  | 185    | 0.32%  | 456     | 0.30%  |
| Farming, Fishing, Forestry                         | 2      | 0.03%  | 110    | 0.19%  | 356     | 0.23%  |
| Other Services                                     | 197    | 2.50%  | 1,249  | 2.14%  | 3,734   | 2.44%  |
| 2025 Worker Travel Time to Job                     |        | 4,278  | 32,867 |        | 82,561  |        |
| <30 Minutes                                        | 3,043  | 71.13% | 23,254 | 70.75% | 58,189  | 70.48% |
| 30-60 Minutes                                      | 1,076  | 25.15% | 8,239  | 25.07% | 20,380  | 24.68% |
| 60+ Minutes                                        | 159    | 3.72%  | 1,374  | 4.18%  | 3,992   | 4.84%  |
| 2020 Households by HH Size                         |        | 3,052  | 27,732 |        | 69,570  |        |
| 1-Person Households                                | 601    | 19.69% | 8,013  | 28.89% | 20,035  | 28.80% |
| 2-Person Households                                | 1,087  | 35.62% | 8,911  | 32.13% | 23,348  | 33.56% |
| 3-Person Households                                | 578    | 18.94% | 4,496  | 16.21% | 11,481  | 16.50% |
| 4-Person Households                                | 495    | 16.22% | 3,795  | 13.68% | 8,751   | 12.58% |
| 5-Person Households                                | 195    | 6.39%  | 1,659  | 5.98%  | 3,823   | 5.50%  |
| 6-Person Households                                | 62     | 2.03%  | 584    | 2.11%  | 1,402   | 2.02%  |
| 7 or more Person Households                        | 34     | 1.11%  | 274    | 0.99%  | 730     | 1.05%  |
| 2025 Average Household Size                        |        | 2.60   | 2.40   |        | 2.40    |        |
| Households                                         |        |        |        |        |         |        |
| 2030 Projection                                    | 3,170  |        | 26,614 |        | 66,880  |        |
| 2025 Estimate                                      | 3,150  |        | 26,860 |        | 67,474  |        |
| 2020 Census                                        | 3,053  |        | 27,733 |        | 69,570  |        |
| Growth 2025 - 2030                                 | 0.63%  |        | -0.92% |        | -0.88%  |        |
| Growth 2020 - 2025                                 | 3.18%  |        | -3.15% |        | -3.01%  |        |



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# DEMOGRAPHIC SUMMARY REPORT

## Demographic Detail Report

| English Motors Redevelopment                       |                  |                  |                  |  |
|----------------------------------------------------|------------------|------------------|------------------|--|
| 2312 George Washington Memoria Hwy, Tabb, VA 23693 |                  |                  |                  |  |
| Radius                                             | 1 Mile           | 3 Mile           | 5 Mile           |  |
| <b>2025 Households by HH Income</b>                | <b>3,151</b>     | <b>26,859</b>    | <b>67,477</b>    |  |
| <\$25,000                                          | 320 10.16%       | 3,617 13.47%     | 8,469 12.55%     |  |
| \$25,000 - \$50,000                                | 293 9.30%        | 4,506 16.78%     | 11,594 17.18%    |  |
| \$50,000 - \$75,000                                | 457 14.50%       | 4,054 15.09%     | 10,391 15.40%    |  |
| \$75,000 - \$100,000                               | 344 10.92%       | 3,584 13.34%     | 10,348 15.34%    |  |
| \$100,000 - \$125,000                              | 313 9.93%        | 2,736 10.19%     | 7,183 10.65%     |  |
| \$125,000 - \$150,000                              | 300 9.52%        | 2,022 7.53%      | 5,335 7.91%      |  |
| \$150,000 - \$200,000                              | 577 18.31%       | 3,104 11.56%     | 6,984 10.35%     |  |
| \$200,000+                                         | 547 17.36%       | 3,236 12.05%     | 7,173 10.63%     |  |
| <b>2025 Avg Household Income</b>                   | <b>\$134,065</b> | <b>\$108,653</b> | <b>\$105,119</b> |  |
| <b>2025 Med Household Income</b>                   | <b>\$112,899</b> | <b>\$83,736</b>  | <b>\$82,935</b>  |  |
| <b>2025 Occupied Housing</b>                       | <b>3,150</b>     | <b>26,860</b>    | <b>67,473</b>    |  |
| Owner Occupied                                     | 2,300 73.02%     | 13,668 50.89%    | 37,953 56.25%    |  |
| Renter Occupied                                    | 850 26.98%       | 13,192 49.11%    | 29,520 43.75%    |  |
| <b>2020 Housing Units</b>                          | <b>3,497</b>     | <b>28,855</b>    | <b>72,429</b>    |  |
| 1 Unit                                             | 2,795 79.93%     | 17,848 61.85%    | 48,171 66.51%    |  |
| 2 - 4 Units                                        | 141 4.03%        | 2,194 7.60%      | 4,435 6.12%      |  |
| 5 - 19 Units                                       | 424 12.12%       | 5,613 19.45%     | 13,771 19.01%    |  |
| 20+ Units                                          | 137 3.92%        | 3,202 11.10%     | 6,052 8.36%      |  |
| <b>2025 Housing Value</b>                          | <b>2,299</b>     | <b>13,667</b>    | <b>37,954</b>    |  |
| <\$100,000                                         | 29 1.26%         | 739 5.41%        | 2,133 5.62%      |  |
| \$100,000 - \$200,000                              | 84 3.65%         | 756 5.53%        | 3,489 9.19%      |  |
| \$200,000 - \$300,000                              | 325 14.14%       | 2,907 21.27%     | 9,683 25.51%     |  |
| \$300,000 - \$400,000                              | 307 13.35%       | 3,021 22.10%     | 9,563 25.20%     |  |
| \$400,000 - \$500,000                              | 729 31.71%       | 2,800 20.49%     | 6,645 17.51%     |  |
| \$500,000 - \$1,000,000                            | 764 33.23%       | 3,292 24.09%     | 5,854 15.42%     |  |
| \$1,000,000+                                       | 61 2.65%         | 152 1.11%        | 587 1.55%        |  |
| <b>2025 Median Home Value</b>                      | <b>\$455,486</b> | <b>\$380,486</b> | <b>\$338,398</b> |  |
| <b>2025 Housing Units by Yr Built</b>              | <b>3,517</b>     | <b>29,710</b>    | <b>74,517</b>    |  |
| Built 2010+                                        | 652 18.54%       | 3,902 13.13%     | 7,218 9.69%      |  |
| Built 2000 - 2010                                  | 394 11.20%       | 4,462 15.02%     | 9,112 12.23%     |  |
| Built 1990 - 1999                                  | 1,253 35.63%     | 8,310 27.97%     | 15,398 20.66%    |  |
| Built 1980 - 1989                                  | 708 20.13%       | 6,116 20.59%     | 14,948 20.06%    |  |
| Built 1970 - 1979                                  | 287 8.16%        | 3,707 12.48%     | 12,197 16.37%    |  |
| Built 1960 - 1969                                  | 114 3.24%        | 2,127 7.16%      | 8,415 11.29%     |  |
| Built 1950 - 1959                                  | 82 2.33%         | 705 2.37%        | 5,332 7.16%      |  |
| Built <1949                                        | 27 0.77%         | 381 1.28%        | 1,897 2.55%      |  |
| <b>2025 Median Year Built</b>                      | <b>1993</b>      | <b>1991</b>      | <b>1985</b>      |  |



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# DEMOGRAPHIC SUMMARY REPORT

## Consumer Spending Report

### English Motors Redevelopment

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Building Type: Land

Class: -

RBA: -

Typical Floor: -

Total Available: 740,520 SF

% Leased: 0%

Rent/SF/Yr: -



| 2025 Annual Spending (\$000s)            | 1 Mile           | 3 Mile           | 5 Mile             |
|------------------------------------------|------------------|------------------|--------------------|
| <b>Total Specified Consumer Spending</b> | <b>\$123,605</b> | <b>\$859,708</b> | <b>\$2,117,593</b> |
| <b>Total Apparel</b>                     | <b>\$6,083</b>   | <b>\$45,372</b>  | <b>\$111,761</b>   |
| Women's Apparel                          | 2,439            | 17,693           | 43,731             |
| Men's Apparel                            | 1,263            | 9,124            | 22,584             |
| Girl's Apparel                           | 409              | 3,283            | 8,003              |
| Boy's Apparel                            | 303              | 2,424            | 5,814              |
| Infant Apparel                           | 245              | 2,185            | 5,487              |
| Footwear                                 | 1,425            | 10,662           | 26,142             |
| <b>Total Entertainment &amp; Hobbies</b> | <b>\$18,491</b>  | <b>\$129,657</b> | <b>\$323,528</b>   |
| Entertainment                            | 2,292            | 13,822           | 35,803             |
| Audio & Visual Equipment/Service         | 3,842            | 29,623           | 74,535             |
| Reading Materials                        | 256              | 1,623            | 3,958              |
| Pets, Toys, & Hobbies                    | 3,003            | 21,139           | 52,334             |
| Personal Items                           | 9,098            | 63,450           | 156,898            |
| <b>Total Food and Alcohol</b>            | <b>\$30,978</b>  | <b>\$228,418</b> | <b>\$560,768</b>   |
| Food At Home                             | 15,561           | 115,826          | 285,885            |
| Food Away From Home                      | 13,295           | 97,410           | 238,379            |
| Alcoholic Beverages                      | 2,122            | 15,182           | 36,503             |
| <b>Total Household</b>                   | <b>\$20,632</b>  | <b>\$136,869</b> | <b>\$339,879</b>   |
| House Maintenance & Repair               | 4,460            | 26,230           | 70,849             |
| Household Equip & Furnishings            | 7,687            | 53,394           | 131,345            |
| Household Operations                     | 5,915            | 40,791           | 99,244             |
| Housing Costs                            | 2,571            | 16,454           | 38,441             |



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# DEMOGRAPHIC SUMMARY REPORT

## Consumer Spending Report

| English Motors Redevelopment                       |                 |                  |                  |
|----------------------------------------------------|-----------------|------------------|------------------|
| 2312 George Washington Memoria Hwy, Tabb, VA 23693 |                 |                  |                  |
| 2025 Annual Spending (000s)                        | 1 Mile          | 3 Mile           | 5 Mile           |
| <b>Total Transportation/Maint.</b>                 | <b>\$32,948</b> | <b>\$224,969</b> | <b>\$555,315</b> |
| Vehicle Purchases                                  | 17,474          | 114,482          | 282,833          |
| Gasoline                                           | 7,742           | 57,716           | 144,860          |
| Vehicle Expenses                                   | 721             | 4,761            | 11,660           |
| Transportation                                     | 3,299           | 21,749           | 51,047           |
| Automotive Repair & Maintenance                    | 3,712           | 26,260           | 64,916           |
| <b>Total Health Care</b>                           | <b>\$5,992</b>  | <b>\$39,904</b>  | <b>\$98,758</b>  |
| Medical Services                                   | 3,392           | 22,535           | 54,986           |
| Prescription Drugs                                 | 1,941           | 12,850           | 32,501           |
| Medical Supplies                                   | 659             | 4,518            | 11,271           |
| <b>Total Education/Day Care</b>                    | <b>\$8,480</b>  | <b>\$54,520</b>  | <b>\$127,584</b> |
| Education                                          | 5,421           | 34,729           | 81,341           |
| Fees & Admissions                                  | 3,058           | 19,791           | 46,243           |



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# AGENCY DISCLOSURE

## 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 FOLLY 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 THE   X   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