

FOR LEASE

SHOPPES AT GLOUCESTER

6533-6585 Market Drive | Gloucester, VA 23061



S.L. NUSBAUM
REALTY CO.



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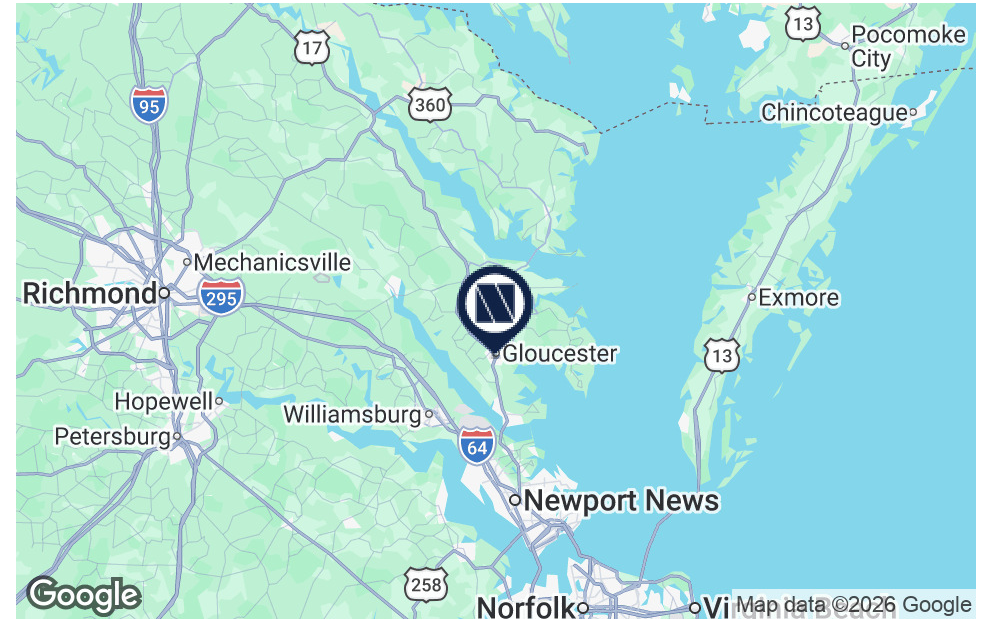
EXECUTIVE SUMMARY

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OFFERING SUMMARY

Building Size:	74,863 SF
Renovated:	2011
Zoning:	B-1
Lease Type:	NNN

SPACES	LEASE RATE	SPACE SIZE
Suite 6571A	\$10.50 SF/yr	18,154 SF
Suite 6555	Contact Agent	9,350 SF
Suite 6533	Contact Agent	5,939 SF
Suite 6549	Contact Agent	1,300 SF

PROPERTY OVERVIEW

National cotenants include: Tractor Supply Co., Planet Fitness, Ollie's, Subway, OneMain Financial, Supercuts, Jackson Hewitt Tax Services and Dollar Tree.

Located in the heart of Gloucester's primary retail corridor.

Strong outparcel users draw significant traffic: Chipotle, Cookout, McDonald's, Wendy's, Taco Bell, and 711.

Multiple suites ranging in size.

Traffic counts: George Memorial Highway - 26,000 VPD

Multiple points of ingress/egress at multiple signalized intersections.

SITE PLAN

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Suite	Tenant	Size
6533	AVAILABLE	5,939 SF
6541	Los Portales Mexican Grill	3,147 SF
6545	The Battered Badger	3,128 SF
6547	Subway	1,300 SF
6549	AVAILABLE	1,300 SF
6555	AVAILABLE	9,350 SF
6569	Dollar Tree	10,000 SF
6571	Harbor Freight Tools	18,645 SF
6571A	AVAILABLE	18,154 SF
6581	Supercuts	1,300 SF
6583	Jackson Hewitt	1,300 SF
6585	New Great Wall	1,300 SF

RETAIL MAP

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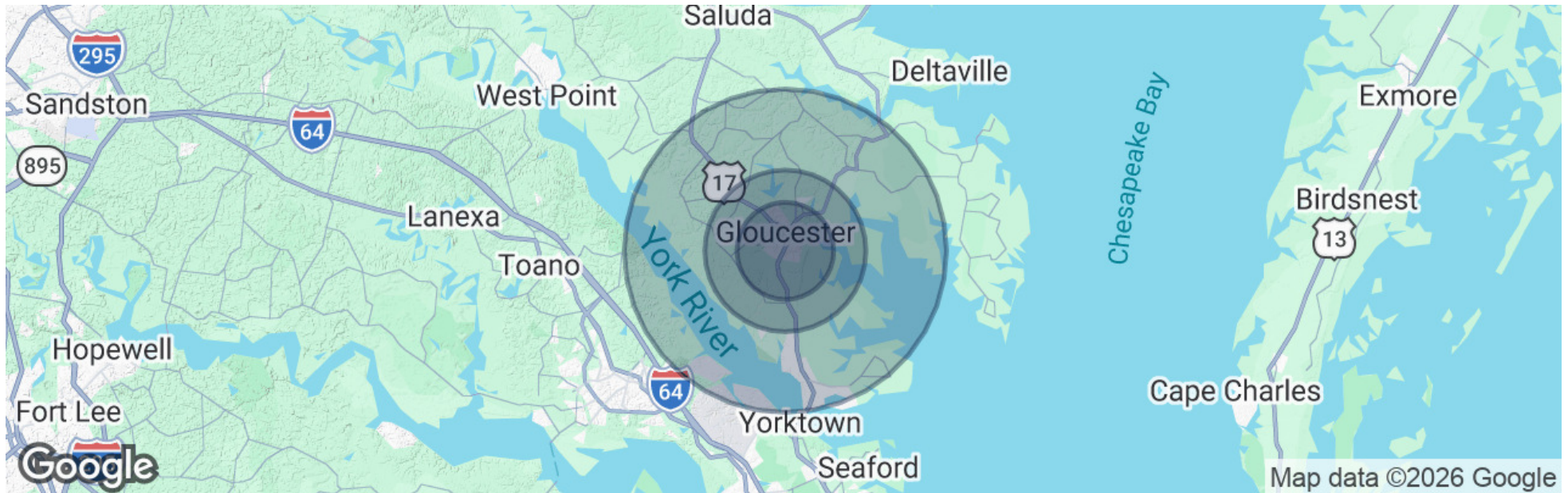
DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,979	14,832	39,963
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,728	5,825	16,106
# Of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$116,146	\$121,316	\$115,081
Average House Value	\$390,259	\$384,939	\$388,738

2020 American Community Survey (ACS)

CONTACT INFORMATION

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