

# FOR LEASE

## WASHINGTON SQUARE SHOPPING CENTER

5206-5340 George Washington Memorial Highway | Grafton, VA 23692



**S.L. NUSBAUM**  
REALTY CO.



### **BRODY TUCKER**

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# PROPERTY SUMMARY

## WASHINGTON SQUARE SHOPPING CENTER

5206-5340 George Washington Memorial Highway | Grafton, VA 23692



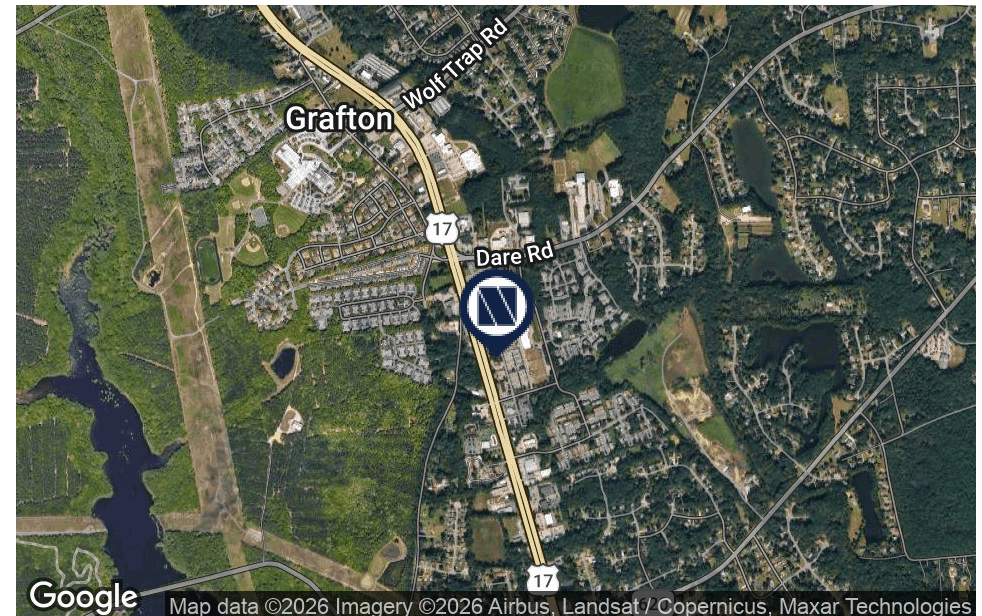
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### PROPERTY DESCRIPTION

Washington Square offers high traffic volume, ample parking, and a diverse tenant mix, including strong anchor tenants such as Food Lion, Roses, and Goodwill.

SPACES	LEASE RATE	SPACE SIZE
Unit 3	Contact Agent	2,142 SF
Unit 104	Contact Agent	1,875 SF
Unit 111-112	Contact Agent	2,250 SF
Unit D	Contact Agent	750 SF
Parcel C2	Contact Agent	1,845 SF



# SITE PLAN

## WASHINGTON SQUARE SHOPPING CENTER

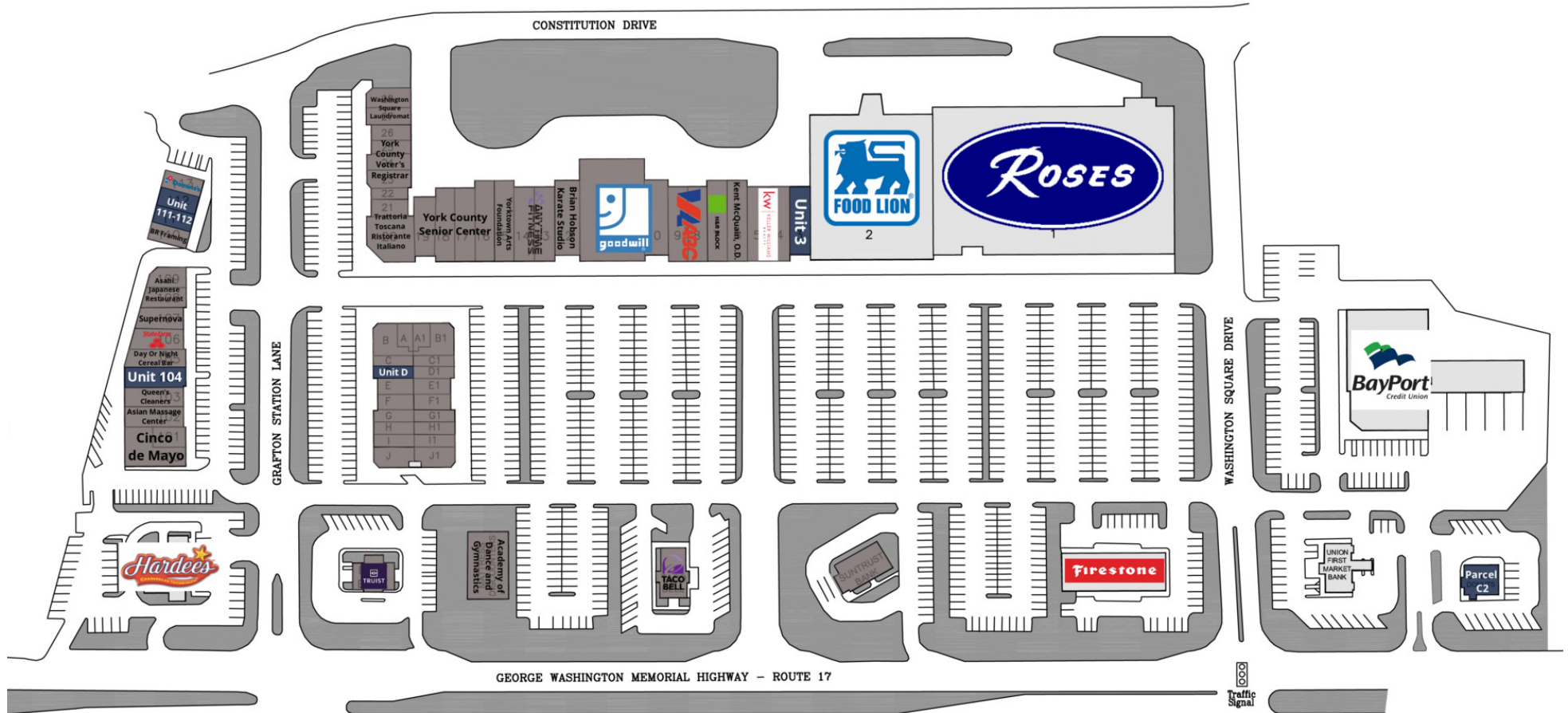
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### WASHINGTON SQUARE SHOPPING CENTER

GRAFTON, VIRGINIA



#### LEGEND

- Available
- Unavailable

# VACANCY OVERVIEW

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### LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	750 - 2,250 SF	Lease Rate:	Contact Agent

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
■ Unit 3	Available	2,142 SF	NNN
■ Unit 104	Available	1,875 SF	NNN
■ Unit 111-112	Available	2,250 SF	NNN
■ Unit D	Available	750 SF	NNN
■ Parcel C2	Available	1,845 SF	Ground Lease

# AREA RETAIL

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# ADDITIONAL PHOTOS

WASHINGTON SQUARE SHOPPING CENTER  
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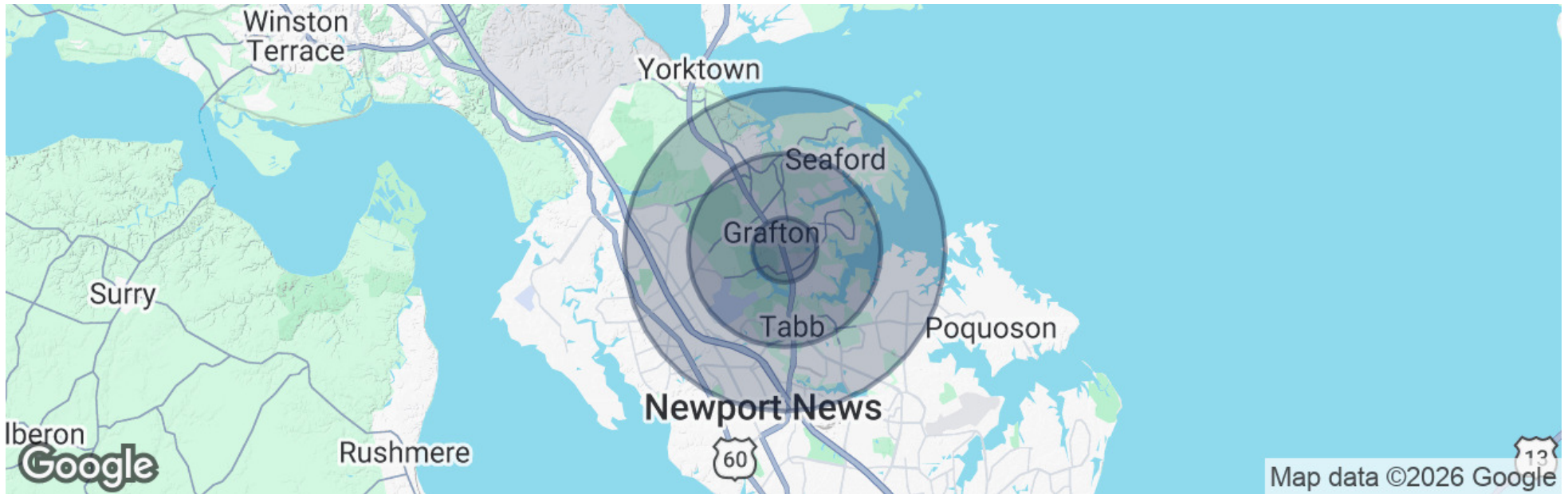
# DEMOGRAPHICS MAP & REPORT

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,853	30,490	124,257
Average Age	38.4	43.3	38.2
Average Age (Male)	38.9	43.0	36.5
Average Age (Female)	38.4	44.3	40.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,821	11,851	50,004
# Of Persons Per HH	2.7	2.6	2.5
Average HH Income	\$130,813	\$129,094	\$111,619
Average House Value	\$386,944	\$389,355	\$360,884

2023 American Community Survey (ACS)

# CONTACT INFORMATION

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### COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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