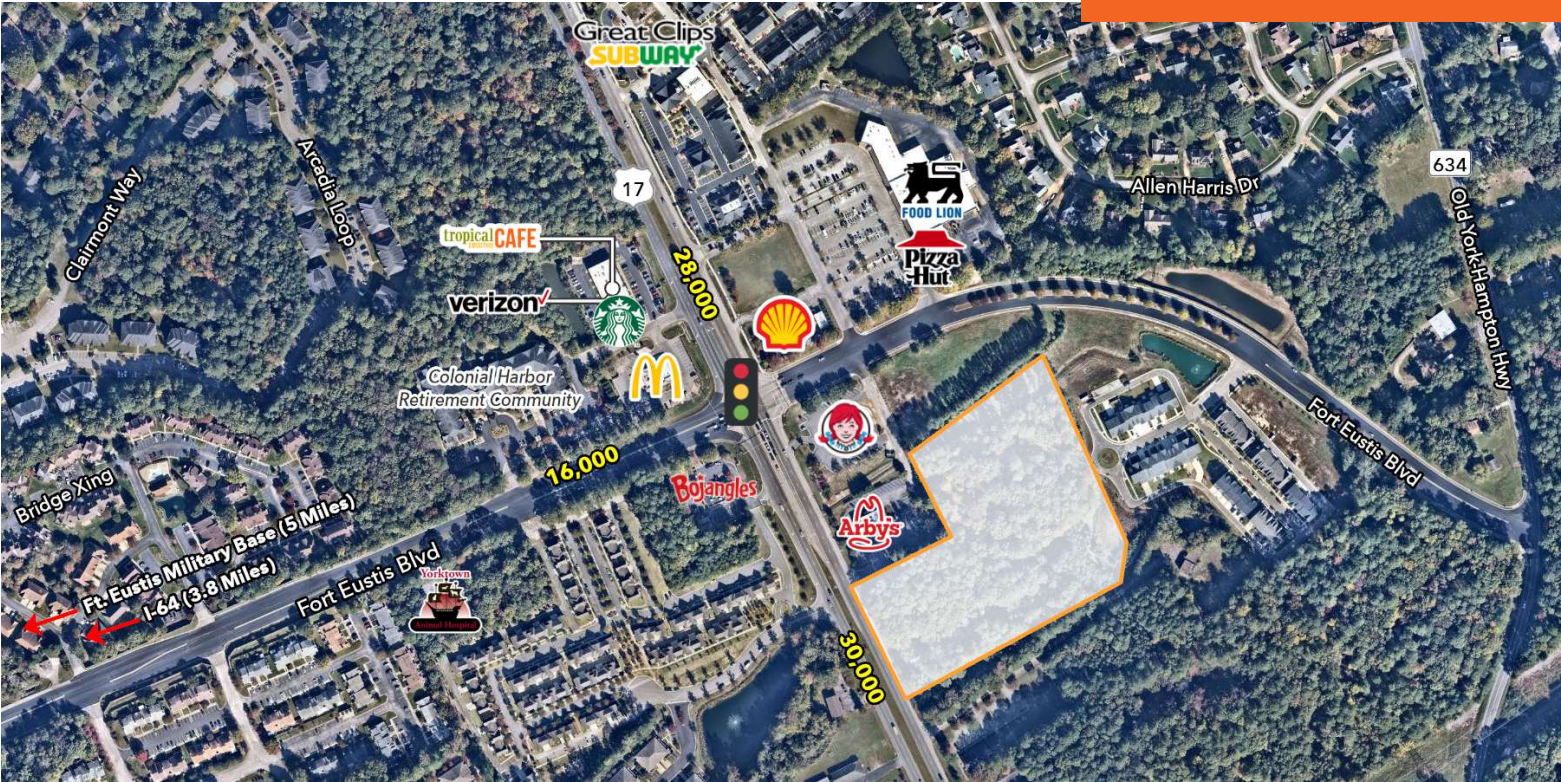


SHOPS AT YORKTOWN

YORKTOWN, VA 23692

FOR LEASE



LOCATION DESCRIPTION

Located at the corner of US Route 17 & Ft. Eustis Blvd in a growing area in Yorktown. US Route 17 is the main thoroughfare in Yorktown and carries most of the traffic in the area. Ft. Eustis Blvd leads to I-64 (~4 miles) and Fort Eustis Military Base (~5 miles).



PROPERTY HIGHLIGHTS

- Grocery-anchored center
- 2 Pads fronting Route 17, measuring approx. 1 AC each for Ground Lease
- Up to 8,000 SF of shop space
- Traffic Counts: US Route 17 (George Washington Hwy): 30,000 AADT; Ft. Eustis Blvd: 16,000 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,221	22,555	81,851
Households	1,792	8,699	32,814
Average Household Income (\$)	129,934	116,724	97,708
Median Household Income (\$)	104,109	94,352	73,832



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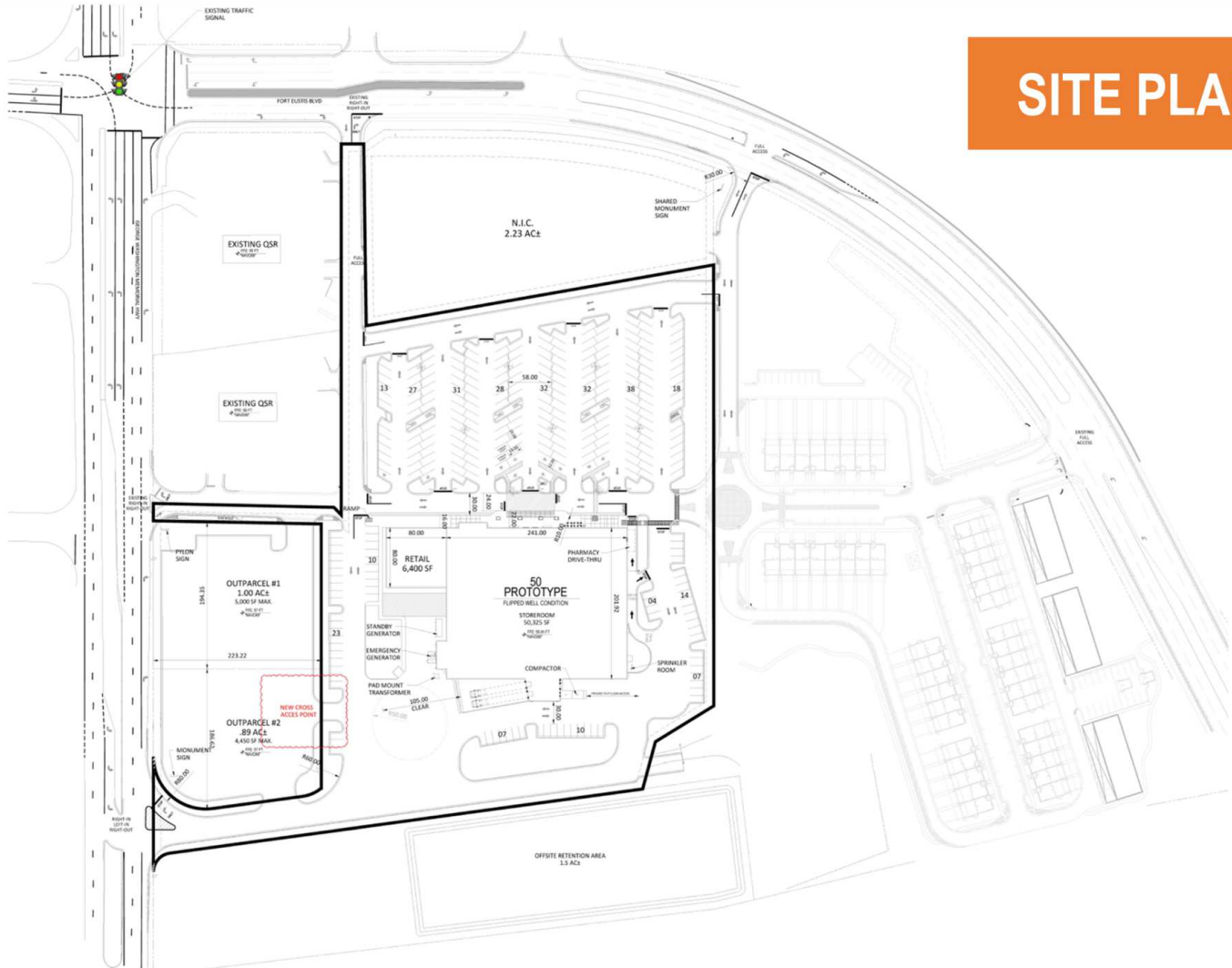
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SITE PLAN



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