

FOR LEASE

SHOPPES AT GLOUCESTER

6533-6585 Market Drive | Gloucester, VA 23061



S.L. NUSBAUM
REALTY CO.



ANTHONY GRECCO

Senior Associate

O. 757.452.6133

C. 757.235.1496

agrecco@slnusbaum.com

CHRIS DEVINE

Vice President | Partner

O. 757.640.2410

C. 757.434.3176

cdevine@slnusbaum.com

EXECUTIVE SUMMARY

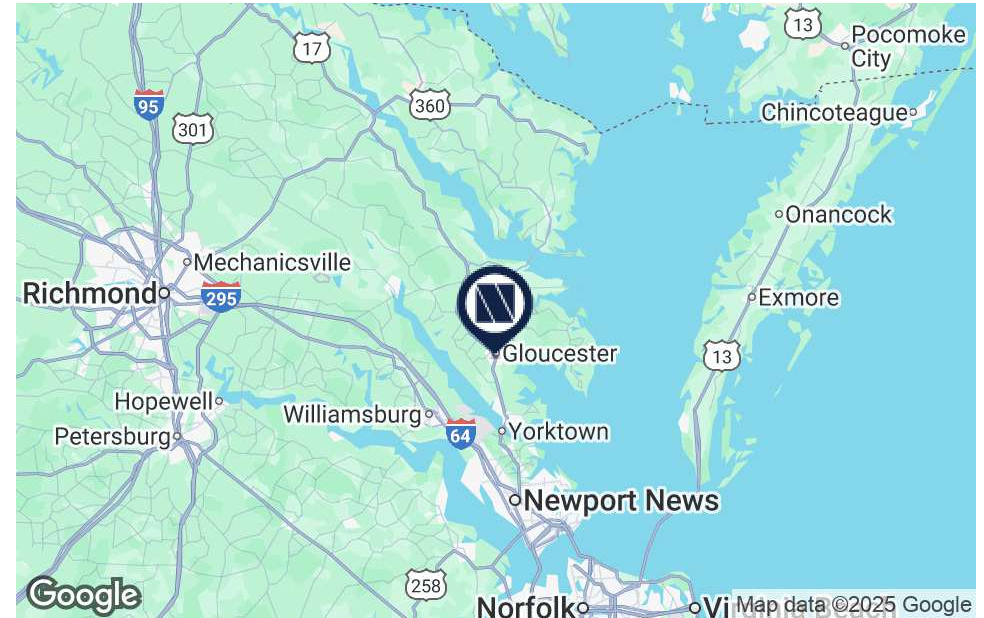
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OFFERING SUMMARY

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

SPACES	LEASE RATE	SPACE SIZE
Suite 6555	Contact Agent	9,350 SF
Suite 6545 (2nd Gen Restaurant)	Contact Agent	3,128 SF
Suite 6533	Contact Agent	5,939 SF

PROPERTY HIGHLIGHTS

- National covenants 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.
- Traffic counts: George Washington Memorial Highway - 26,000 VPD
- Strong outparcel users draw significant traffic: Chipotle, Cookout, McDonald's, Wendy's, Taco Bell, and 711.
- Multiple points of ingress/egress at multiple signalized intersections
- Multiple suites ranging in size

SITE PLAN

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RETAIL MAP

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DEMOGRAPHICS MAP & REPORT

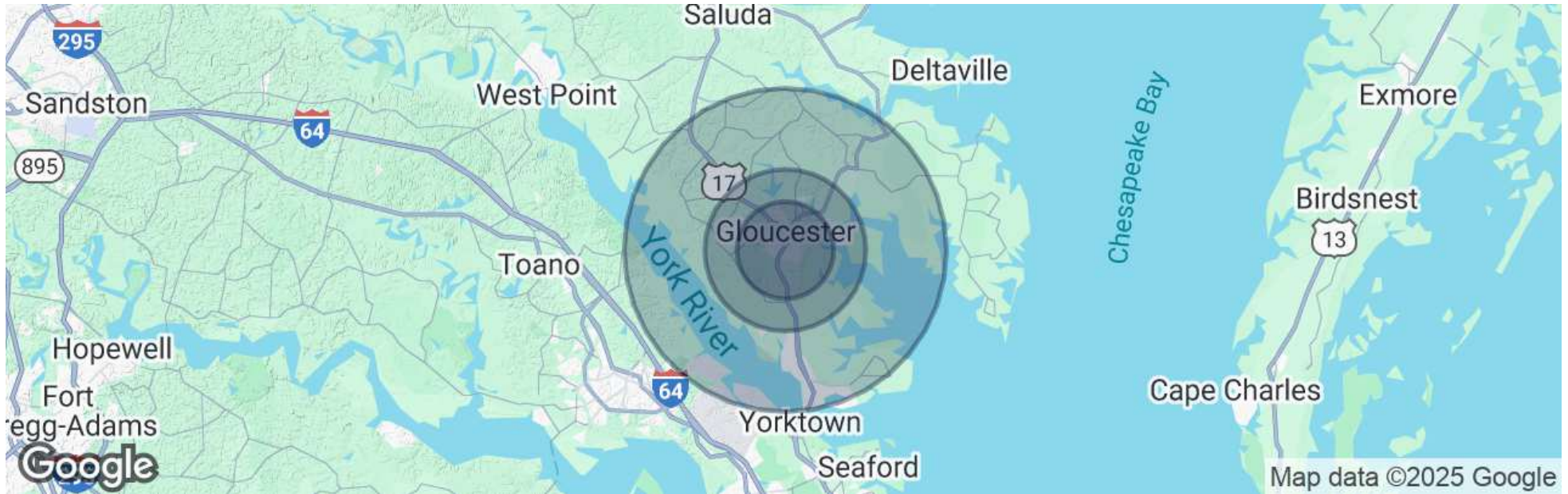
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POPULATION

Total Population

3 MILES

6,979

5 MILES

14,832

10 MILES

39,963

HOUSEHOLDS & INCOME

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

Demographics data derived from AlphaMap

CONTACT INFORMATION

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