

For Sale
4329 George Washington Memorial Highway
Gloucester, Virginia



Campana Waltz Commercial Real Estate, LLC - EAST

757.231.5516 / www.CampanaWaltz.com

*This information was obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

757-231-5516

Waltz
COMMERCIAL REAL ESTATE LLC - EAST

FOR SALE
4329 George Washington Memorial Highway
Gloucester, Virginia

Location: 4329 George Washington Memorial Highway
Gloucester County

Description: **NEWLY RENOVATED!** The Property consists of a 1-story restaurant building with excellent visibility and road frontage along Gloucester County's main business thoroughfare, George Washington Memorial Highway (Route 17). The building is approximately 6,667 square feet, has an abundance of parking on ± 1.5-acre parcel. This is a rare opportunity for restaurateurs and users seeking high exposure with both large-scale parking and building space!

- Solid Metal Roof
- HVAC – 35 tons / 7 (5) ton units ± 5 years old
- Propane gas serves stoves, griddle, and water heater
- 2 hood system
- 4 coolers
- 1 freezer
- 3 bar areas with custom inlay glass tops

Land Area: ± 3.33 acres includes ± 1.8 acre undeveloped land for expansion

Sales Price: \$1,400,000.00 – includes real estate and furniture, fixtures, and equipment.

Parking: Approximately 80 spaces
(Additional ± 1.8 acres of undeveloped land for expansion)

Traffic Count: 34,000 VPD

Zoning: B-1 Business district [ARTICLE 5. - DISTRICT REGULATIONS | Code of Ordinances | Gloucester County, VA | Municode Library](#)

General Information:

- Outdoor patio
- Great road frontage on Route 17
- Growing business area

Adaptive Reuse Possibilities:

- Auto Parts / Retail
- Medical office building
- Senior Housing

Also included:

- Aerial Maps
- Location Map

For Additional Information, Please Contact:

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The Property is outline in yellow.
For illustration purposes only.

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Bar areas with custom inlay glass tops



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Game Room
Bar Area



Main
Dining

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Outdoor Patio



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Kitchen



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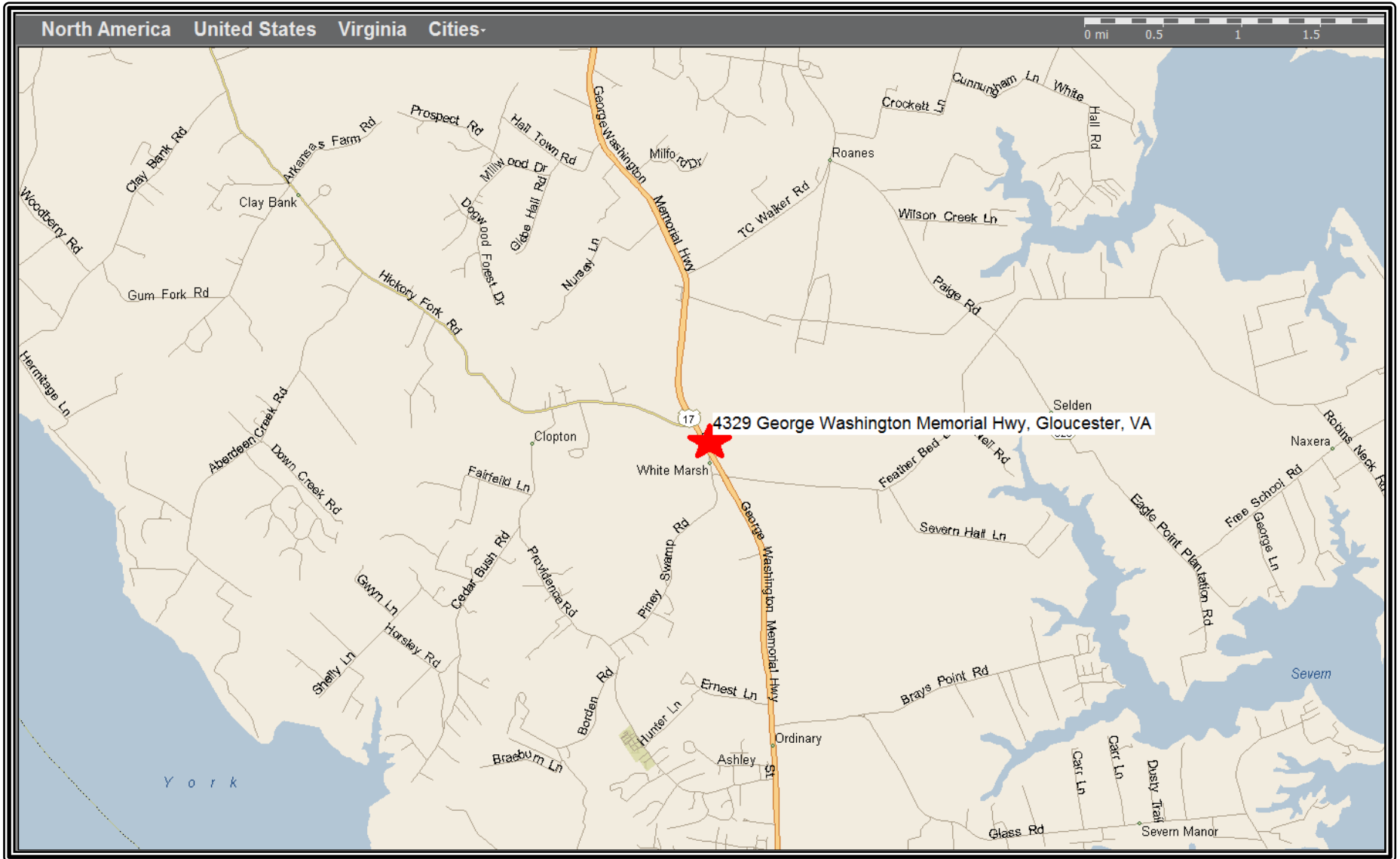


Kitchen Storage and Coolers



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Consumer Spending Report

4329 George Washington Memoria Hwy, Hayes, VA 23072

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **6,667 SF**
 Year Built: **1988**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



2022 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$11,586	\$82,130	\$206,725
Total Apparel	\$547	\$3,900	\$9,785
Women's Apparel	213	1,527	3,855
Men's Apparel	114	809	2,041
Girl's Apparel	38	266	655
Boy's Apparel	29	199	491
Infant Apparel	25	181	443
Footwear	128	918	2,300
Total Entertainment & Hobbies	\$1,836	\$12,844	\$32,519
Entertainment	302	1,757	3,931
Audio & Visual Equipment/Service	383	2,776	7,072
Reading Materials	22	162	432
Pets, Toys, & Hobbies	297	2,143	5,473
Personal Items	832	6,006	15,611
Total Food and Alcohol	\$2,847	\$20,498	\$52,322
Food At Home	1,478	10,755	27,353
Food Away From Home	1,183	8,421	21,548
Alcoholic Beverages	186	1,322	3,421
Total Household	\$1,811	\$12,752	\$32,788
House Maintenance & Repair	473	3,280	8,291
Household Equip & Furnishings	679	4,836	12,413
Household Operations	481	3,428	8,887
Housing Costs	178	1,207	3,197

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4329 GWMH Demos 10-4-22
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10/4/2022

Consumer Spending Report

4329 George Washington Memoria Hwy, Hayes, VA 23072

2022 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$3,385	\$23,968	\$57,988
Vehicle Purchases	1,950	13,855	32,526
Gasoline	810	5,763	14,228
Vehicle Expenses	45	300	877
Transportation	214	1,459	3,922
Automotive Repair & Maintenance	366	2,590	6,436
Total Health Care	\$553	\$4,124	\$10,805
Medical Services	302	2,229	5,828
Prescription Drugs	192	1,460	3,834
Medical Supplies	58	435	1,143
Total Education/Day Care	\$608	\$4,043	\$10,518
Education	385	2,521	6,511
Fees & Admissions	223	1,522	4,008

Daytime Employment Report

1 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	73	488	7
Retail & Wholesale Trade	15	91	6
Hospitality & Food Service	5	52	10
Real Estate, Renting, Leasing	7	54	8
Finance & Insurance	7	25	4
Information	1	50	50
Scientific & Technology Services	5	45	9
Management of Companies	0	0	0
Health Care & Social Assistance	8	75	9
Educational Services	1	4	4
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	2	4	2
Utilities & Waste Management	0	0	0
Construction	5	34	7
Manufacturing	2	12	6
Agriculture, Mining, Fishing	0	0	0
Other Services	15	42	3

Demographic Summary Report

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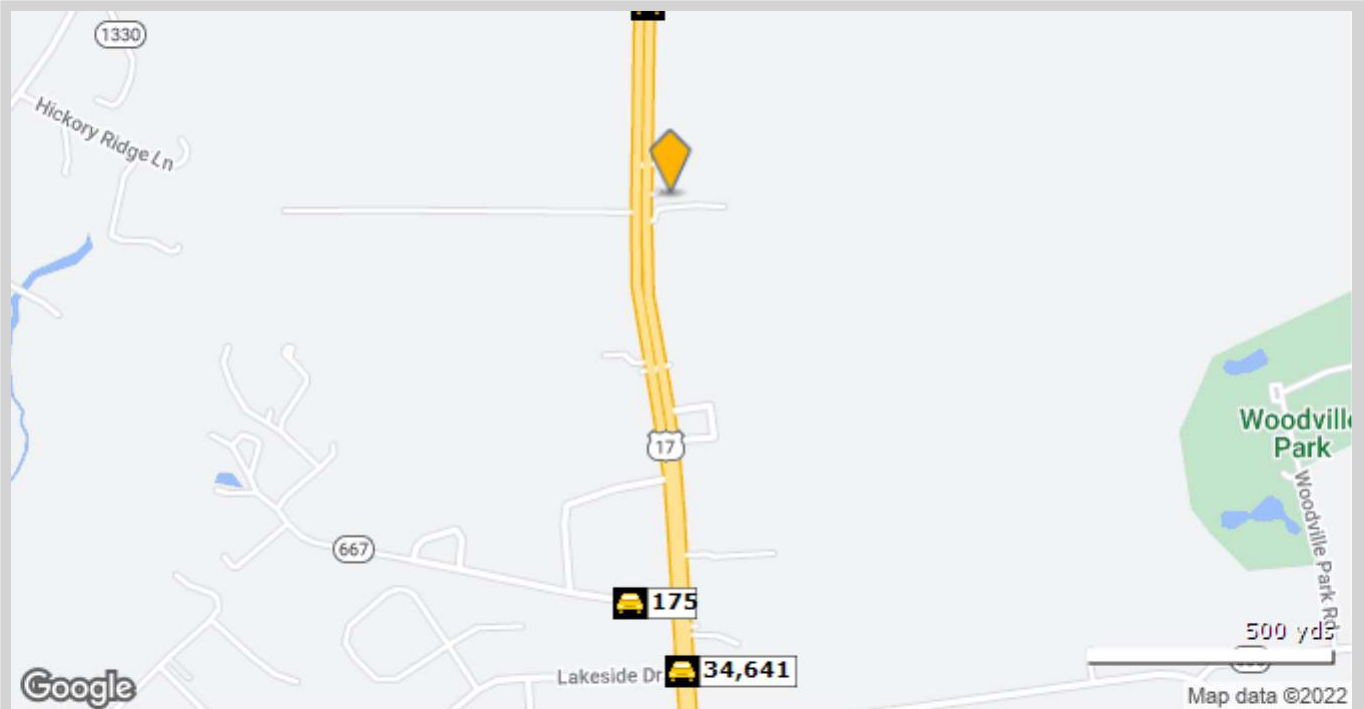
Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	898	6,334	15,715
2022 Estimate	861	6,203	15,484
2010 Census	700	5,762	14,909
Growth 2022 - 2027	4.30%	2.11%	1.49%
Growth 2010 - 2022	23.00%	7.65%	3.86%
2022 Population by Hispanic Origin	28	254	598
2022 Population	861	6,203	15,484
White	712 82.69%	5,379 86.72%	13,670 88.28%
Black	101 11.73%	513 8.27%	1,108 7.16%
Am. Indian & Alaskan	5 0.58%	24 0.39%	65 0.42%
Asian	7 0.81%	60 0.97%	169 1.09%
Hawaiian & Pacific Island	0 0.00%	2 0.03%	13 0.08%
Other	36 4.18%	225 3.63%	460 2.97%
U.S. Armed Forces	14	75	204
Households			
2027 Projection	333	2,459	6,261
2022 Estimate	319	2,409	6,170
2010 Census	259	2,239	5,941
Growth 2022 - 2027	4.39%	2.08%	1.47%
Growth 2010 - 2022	23.17%	7.59%	3.85%
Owner Occupied	272 85.27%	1,905 79.08%	4,791 77.65%
Renter Occupied	47 14.73%	504 20.92%	1,379 22.35%
2022 Households by HH Income	317	2,409	6,170
Income: <\$25,000	27 8.52%	322 13.37%	889 14.41%
Income: \$25,000 - \$50,000	65 20.50%	492 20.42%	1,307 21.18%
Income: \$50,000 - \$75,000	58 18.30%	473 19.63%	1,150 18.64%
Income: \$75,000 - \$100,000	64 20.19%	406 16.85%	941 15.25%
Income: \$100,000 - \$125,000	41 12.93%	284 11.79%	756 12.25%
Income: \$125,000 - \$150,000	10 3.15%	138 5.73%	389 6.30%
Income: \$150,000 - \$200,000	33 10.41%	208 8.63%	442 7.16%
Income: \$200,000+	19 5.99%	86 3.57%	296 4.80%
2022 Avg Household Income	\$93,391	\$83,798	\$84,954
2022 Med Household Income	\$78,320	\$70,330	\$68,901



Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	George Washington Memorial Hwy	Mid Country Dr	0.32 N	2020	34,863	MPSI	.23
2	George Washington Memorial Hwy	Mid Country Dr	0.32 N	2018	33,253	MPSI	.23
3	George Washington Memorial Hwy	Mid Country Dr	0.32 N	2022	33,972	MPSI	.23
4	George Washington Memorial Highway	Mid Country Dr	0.30 N	2022	31,984	MPSI	.25
5	Ernest Ln	George Washington Memorial Hwy	0.06 E	2022	175	MPSI	.48
6	George Washington Memorial Hwy	Lakeside Dr	0.00 S	2022	33,972	MPSI	.55
7	George Washington Memorial Hwy	Lakeside Dr	0.00 S	2021	34,084	MPSI	.55
8	George Washington Memorial Hwy	Lakeside Dr	0.00 S	2020	34,641	MPSI	.55
9	Brays Point Rd	George Washington Memorial Hwy	0.05 W	2022	1,493	MPSI	.63



Traffic Count Report

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10	Brays Point Rd	George Washington Memorial Hwy	0.05 W	2021	1,494	MPSI	.63
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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 fully 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.

Campana Waltz Commercial Real Estate, LLC - EAST is ____ the Listing Broker, ____ Buyer Broker, ____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC - EAST