

RETAIL SPACE FOR LEASE & OUTPARCEL AVAILABLE FOR SALE OR LEASE

GRAFTON SHOPPING CENTER GEORGE WASHINGTON MEMORIAL HIGHWAY YORK COUNTY, VIRGINIA



The information contained herein has been obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice

FOR MORE INFORMATION:

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LEASE UNIT AVAILABLE




- 1,700 SF retail unit available between Garden of Zen Yoga and Debbie Leanne Portraits
- Great visibility as unit faces Route 17
- Last retail unit available, come join the activity


INFORMATION

 1,700 SF of retail space available in busy Grafton Shopping Center in the heart of York County, Virginia.


 Pricing: Rental rate is subject to negotiation of Tenant improvements.

 Surrounded by affluent neighborhoods, Grafton Shopping Center is located on Route 17 (George Washington Memorial Highway) with great visibility.

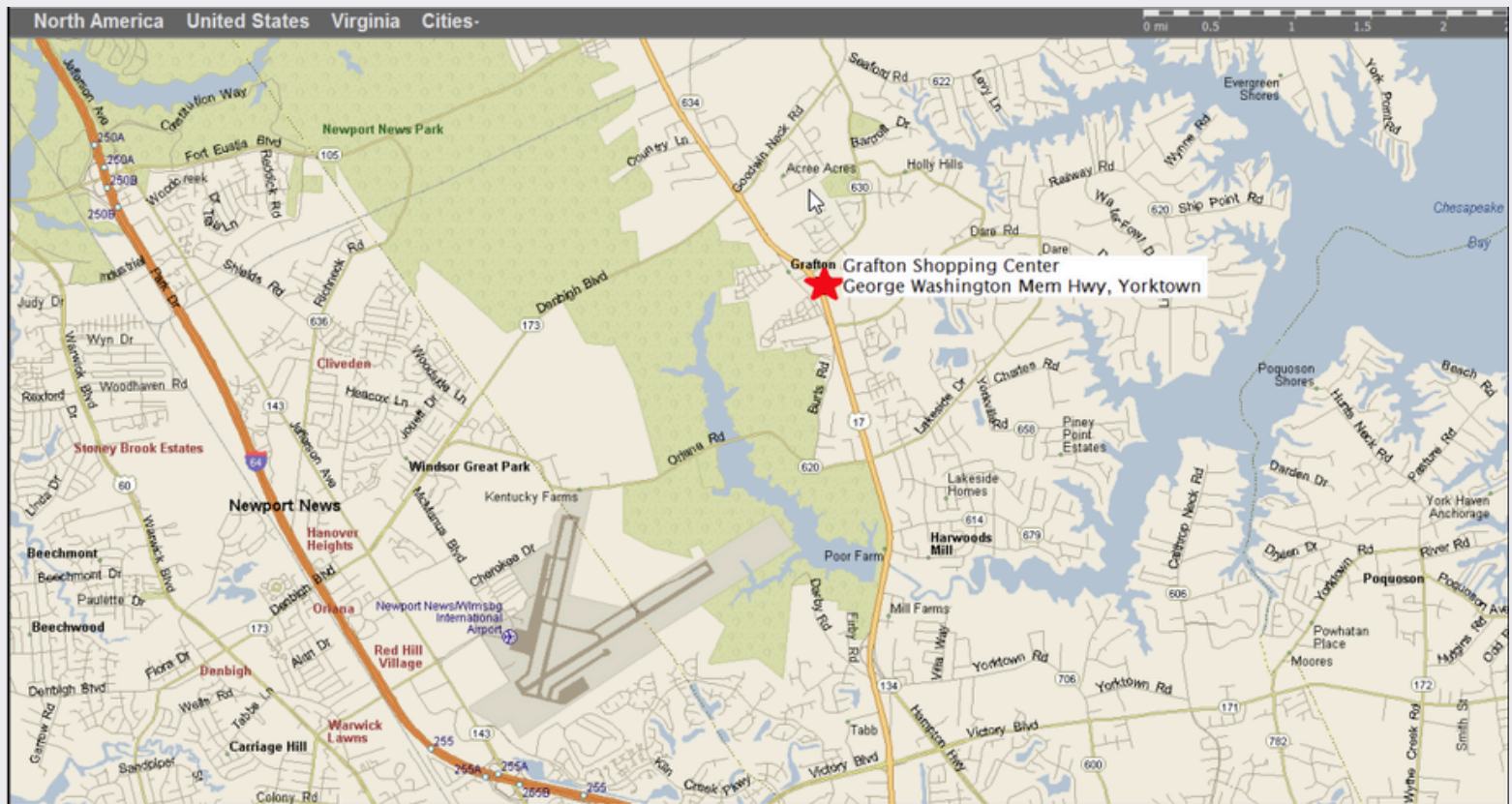
 Ample parking available in shopping center

 Zoned as General Business, link below to York County zoning:

<https://www.yorkcounty.gov/DocumentCenter/View/82/Zoning-Ordinance-Summary-Table-PDF?bidId=>

 Other businesses in the shopping center include Unique Tailoring and Cleaners, Delegate Green, All About Hair, Joe & Mimma's Italian Pizza, Garden of Zen Yoga Studio & Teacher Training, United States Postal Service, Bingo City, Miracle Fencing Club, Auto Zone, Wolf Martial Arts, and Dairy Queen.

REGIONAL MAP



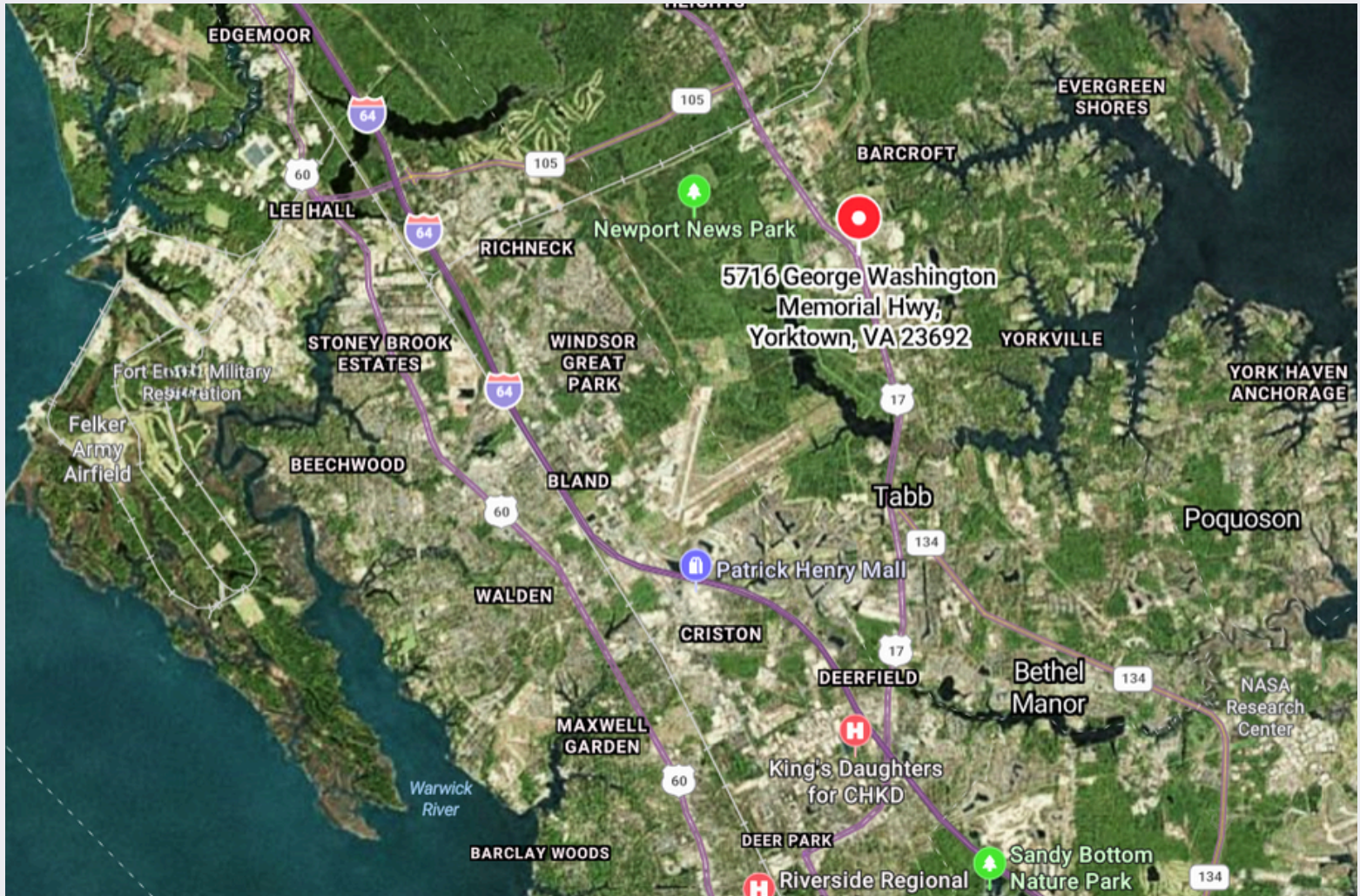
- Approximately 34,000 vehicles per day

AERIAL MAP



- 1.08 Acres
- Located in front of NEW proposed Chick-fil-A
- Zoned GB – General Business
- Call Tom or Travis Waltz for pricing

REGIONAL MAP



AGENCY DISCLOSURE

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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 x Listing Broker, Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

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