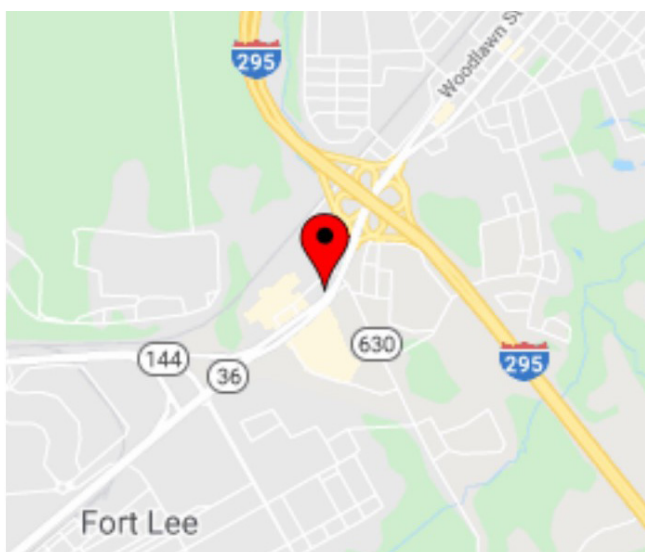


RESTAURANT SPACE

FOR LEASE



5105 OAKLAWN BOULEVARD | HOPEWELL, VA 23860



PROPERTY FEATURES

- Located just 1/4 mile off I-295 on heavily traveled Oaklawn Blvd
- At the front door of Fort Lee Military Base (29K)
- 2nd generation restaurant space comprising +/- 3,290sf on 1.04 acre parcel with drive through
- Tall pylon sign; excellent visibility; front and rear access points; possible reuse of FF&E
- 37,000 VPD Traffic Count; high daytime population

Join nearby retailers: Ruby Tuesday, Wendy's, McDonald's, Denny's, Dunkin, Shoney's, Starbucks, Publix, Rite-Aid, Dollar Tree, Walgreens, and many more



BERKSHIRE HATHAWAY
HomeServices
Towne Realty

COMMERCIAL DIVISION

JANET MOORE, CCIM

D: 804.467.9491

O: 757.645.4500

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DEMOGRAPHICS

	1 MI	5 MI	10 MI
TOTAL POPULATION	4,814	75,202	175,264
MEDIAN HH INCOME	\$45,080	\$48,712	\$55,068
TOTAL HOUSEHOLDS	1,926	28,161	65,633
DAYTIME POPULATION	6,025	79,140	174,245

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BERKSHIRE HATHAWAY HOMESERVICES TOWNE REALTY COMMERCIAL DIVISION | 4135 IRONBOUND ROAD WILLIAMSBURG, VIRGINIA 23188

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