



**BERKSHIRE HATHAWAY**  
HomeServices  
Towne Realty

COMMERCIAL DIVISION

**3223 GEORGE WASHINGTON MEMORIAL HWY**

Hayes, VA 23072

**FOR SALE**



**PROPERTY FEATURES**

- Two adjoining parcels totaling +/-16 acres
- Located at major signalized intersection on Route 17 with 630' of road frontage
- Zoned B1; directly across the street from Kroger grocery anchored shopping center
- Currently in residential use; newer septic system
- Located just minutes over the Coleman Bridge, and 8 miles south of the retail hub in Gloucester
- Great opportunity for commercial development

**TRAFFIC COUNT:** 33,000 VPD on George Washington Memorial Hwy

**Join nearby businesses:** Kroger, O'Reilly Auto Parts, Langley Federal Credit Union, Wendy's, Hudgins Nursery & Garden Center, Creekside Café & Market



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**JANET MOORE, CCIM**

**D: 804.467.9491**

**O: 757.645.4500**

**JANET.MOORE@BHHSTOWNE.COM**

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	1,947	10,422	17,695
HOUSEHOLDS	740	4,295	7,311
AVERAGE INCOME	\$60,493	\$68,672	\$70,874
DAYTIME POPULATION	1,821	8,322	14,629

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

