



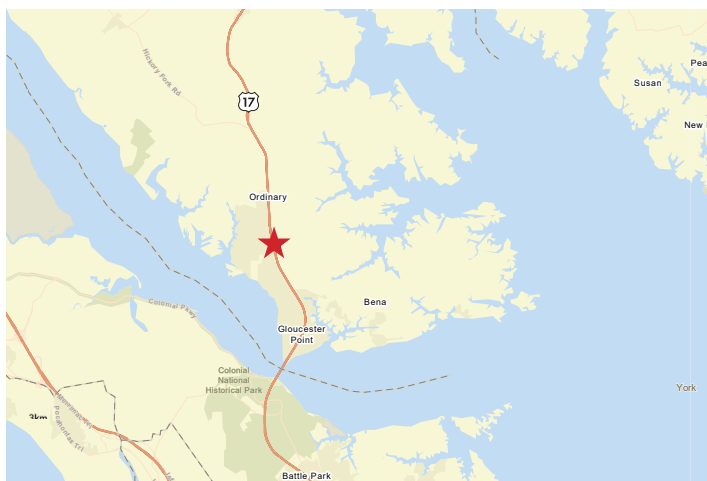
BERKSHIRE HATHAWAY
HomeServices
Towne Realty

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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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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