

1900 George Washington Mem Hwy - Schroeder Center



AKA 1900 George Washington Mem Hwy/East of Yorktown, VA 23693 - Hampton North Ret Submarket
Fully Leased Building
10,800 SF Retail Freestanding Building Built in 1997

Building

Type	2 Star Retail Freestanding		
GLA	10,800 SF	Year Built	1997
Stories	1	Tenancy	Multi
Typical Floor	10,800 SF	Owner Occup	No
Building Ht	15'		
Docks	None		
Construction	Masonry		
Parking	55 free Surface Spaces are available; Ratio of 5.00/1,000 SF		
Frontage	279' on George Washington Memoria (with 1 curb cut)		
Taxes	\$0.73/SF (2016)		
Walk Score®	Car-Dependent (34)		
Transit Score®	Minimal Transit (0)		

Land

Land Acres	1.00 AC	Land SF	43,560 SF
Bldg FAR	0.25		
Zoning	GB GENERAL		
Parcel	S03D-4070-0367		

Tenants

Name	SF Occupied
Great Atlantic Pool Spa Patio	2,366 SF
Express Tailors Cleaners	1,183 SF
Yumi's Hair Salon & Barbershop	1,183 SF
Hana Hair Salon	-
Lee's Home Improvements	-
<i>1 Other Tenant</i>	

Amenities

Bus Line	Signage
Dedicated Turn Lane	Signalized Intersection
Pylon Sign	

Public Transportation

Airport	Drive	Distance
Newport News/Williamsburg International Airport	8 min	4.7 mi
Norfolk International Airport	32 min	25.2 mi

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Jan 2013	1,200 SF	Retail	\$12.00/+UTIL	Asking

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	5.1%	↑ 2.3%
Market Overall	5.7%	↑ 0.3%
NNN Asking Rents Per SF		
Submarket 1-3 Star	\$16.55	↓ 0.2%
Market Overall	\$13.88	↓ 0.2%
Submarket Leasing Activity		
12 Mo. Leased SF	96,899	↓ 39.4%
Months on Market	7.1	↓ 17.0 mo
Submarket Sales Activity		
12 Mo. Sales Volume (Mil.)	\$5.5	\$122.3
12 Mo. Price Per SF	\$128	\$282

Property Contacts

True Owner	Ron Schroeder
Recorded Owner	Ron P Schroeder
Owner Type	Individual
Property Manager	Ron Schroeder
Primary Leasing	Ron Schroeder

Demographics

	1 Mi	3 Mi
Population	8,298	68,907
Households	3,100	27,489
Average Age	37.10	36.50
Median HH Income	\$93,860	\$68,408
Daytime Employees	5,798	41,387
Population Growth '17-'22	↑ 3.8%	↑ 2.6%
Household Growth '17-'22	↑ 3.8%	↑ 2.5%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Bridge Wood Dr	Adele Ct NE	918	2015	0.08 mi
Hundley Dr	George Washin...	1,812	2015	0.12 mi
Leslie Ln	Bridge Wood Dr N	254	2015	0.16 mi
George Washing...	Apple Ln N	35,710	2015	0.18 mi
Shamrock Ave	Trinity Dr W	535	2015	0.20 mi

Made with TrafficMetrix® Products

Location

2nd Address	1900 George Washington Mem Hwy
Zip	23693
Submarket	Hampton North Ret
Submarket Cluster	Peninsula Ret
Market	Hampton Roads
County	York
State	Virginia
CBSA	Virginia Beach-Norfolk-Newport News, VA-NC
DMA	Norfolk-Portsmouth-Newport News, VA-NC

Assessment

2016 Assessment			
Improvements	\$540,400		\$50.04/SF
Land	\$515,000		\$11.82/SF
Total Value	<u>\$1,055,400</u>		<u>\$24.23/SF</u>

Property ID: 943662

Building Images



Primary Photo



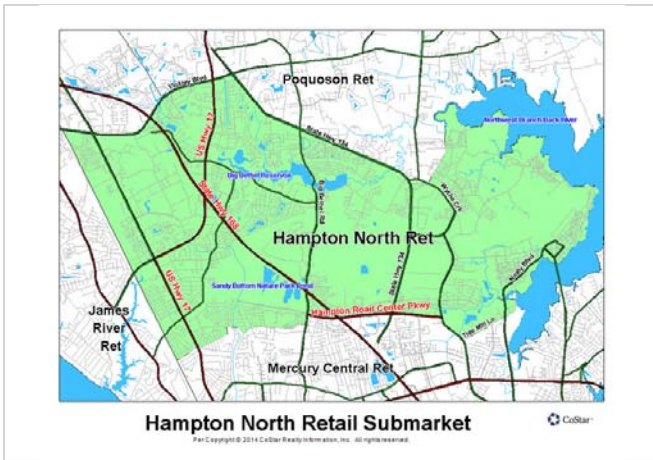
Building Photo



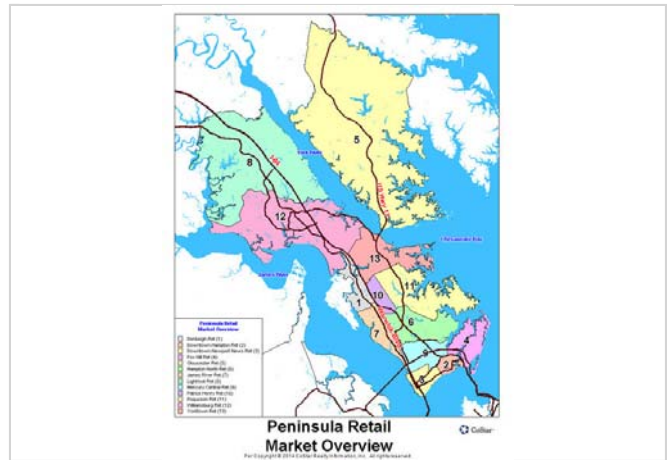
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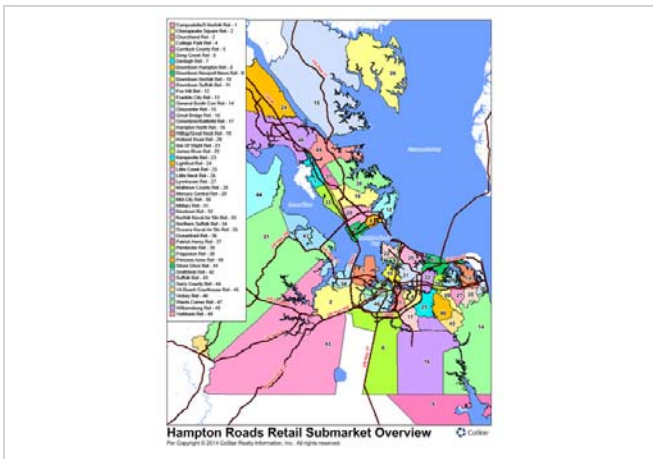
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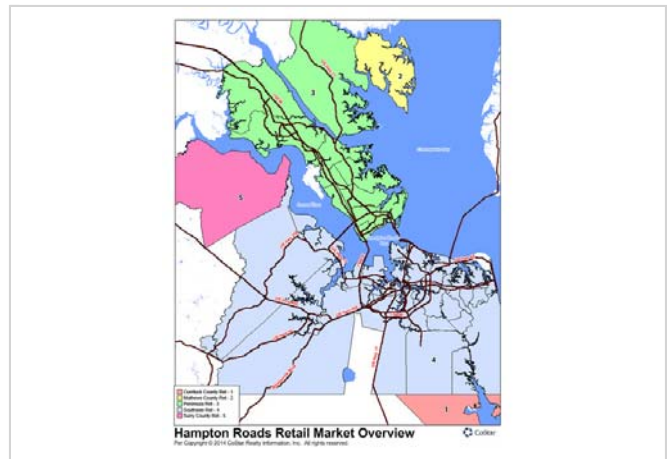
Hampton North Retail Submarket Map



Peninsula Retail Market Map



Hampton Roads Retail Submarket Overview...



Hampton Roads Retail Market Overview Map