

2643 George Washington Memoria Hwy - The Shoppes at Overyork



NW of
Yorktown, VA 23693 - Poquoson Ret Submarket
1,175 SF Available for lease
12,000 SF Retail Freestanding (Strip Center) Building Built in 2008

Building

Type	2 Star Retail Freestanding (Strip Center)		
Center	The Shoppes at Overyork		
GLA	12,000 SF	Year Built	Feb 2008
Stories	1	Tenancy	Multi
Typical Floor	12,000 SF	Owner Occup	No
Building Ht	14'		
Docks	None		
Construction	Masonry		
Parking	60 Surface Spaces are available; Ratio of 5.00/1,000 SF		
Frontage	250' on George Washington Memoria (with 1 curb cut)		
Taxes	\$1.19/SF (2016)		
Walk Score®	Car-Dependent (38)		
Transit Score®	Minimal Transit (0)		

Land

Land Acres	1.18 AC	Land SF	51,401 SF
Bldg FAR	0.23		
Zoning	GB		
Parcel	S03B-2913-4306		

Tenants

Name	Exp Date	SF Occupied
RadioShack	Jul 2020	1,916 SF
Tropical Smoothie Cafe	-	1,750 SF
Italian Delights	-	1,200 SF
Shrimp shack	-	1,200 SF
Gamestop	-	-

2 Other Tenants

Amenities

Bus Line	Signage
Dedicated Turn Lane	

Location

Zip	23693
Submarket	Poquoson 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

For Lease

Smallest Space	1,175 SF	Retail Avail	1,175 SF
Max Contiguous	1,175 SF		
# of Spaces	1		
Vacant	1,175 SF		
% Leased	90.2%		
Asking Rent	\$20.00/SF Modified Gross		

Space

Floor	SF Available	Use	Rent
P GRND	1,175 SF	Retail	\$20.00/MG

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Apr 2016	1,200 SF	Retail	-	-
Dec 2015	1,200 SF	Retail	\$19.50/NNN	Asking
Jul 2013	1,200 SF	Retail	\$14.00/NNN	Starting
Sep 2010	1,200 SF	Retail	\$22.00/NNN	Starting
Jun 2010	1,916 SF	Retail	-	-

2 Other Lease Comps

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	9.8%	▲ 9.8%
Submarket 1-3 Star	3.3%	▼ 0.5%
Market Overall	5.7%	▲ 0.3%

NNN Asking Rents Per SF

Submarket 1-3 Star	\$14.54	▲ 1.9%
Market Overall	\$13.88	▼ 0.2%

Submarket Leasing Activity

12 Mo. Leased SF	38,892	▲ 38.5%
Months on Market	20.3	▼ 28.2 mo

Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$8.3	\$3.0
12 Mo. Price Per SF	\$192	\$123

Property Contacts

Recorded Owner	Overyork Llc
Primary Leasing	Venture Realty Group

Demographics

	1 Mi	3 Mi
Population	6,376	61,962
Households	2,310	24,491
Average Age	40.20	36.90
Median HH Income	\$110,567	\$70,058
Daytime Employees	5,591	40,783
Population Growth '17-'22	4.9%	3.0%
Household Growth '17-'22	5.1%	3.0%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
George Washing...	Rich Rd NW	35,911	2015	0.11 mi
George Washing...	Theatre Rd S	34,430	2012	0.11 mi
Theatre Rd	Josephs Dr S	293	2015	0.16 mi
Rich Rd	George Washin...	352	2015	0.21 mi
Victory Blvd	George Washin...	29,079	2015	0.21 mi

Made with TrafficMetrix® Products

Assessment

2016 Assessment

Improvements	\$1,327,300	\$110.61/SF
Land	\$565,000	\$10.99/SF
Total Value	\$1,892,300	\$36.81/SF

Property ID: 1474531

Building Images



Primary Photo



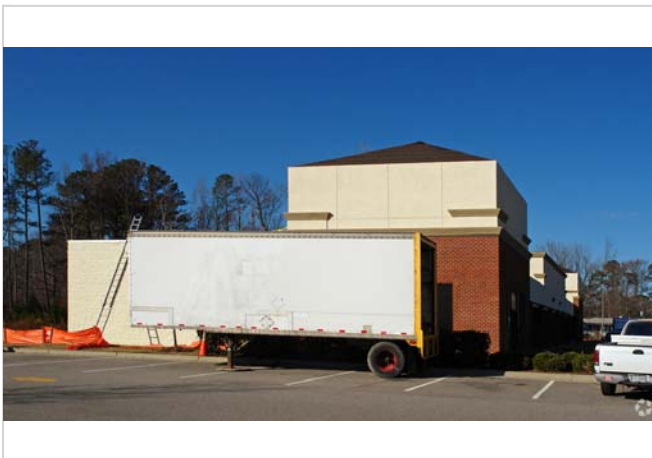
Building Photo



Building Photo



Building Photo



Building Photo



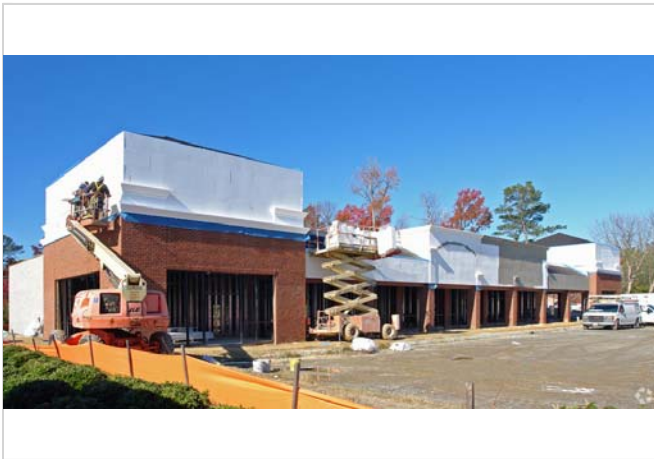
Building Photo



Building Photo



Building Photo



Building Photo



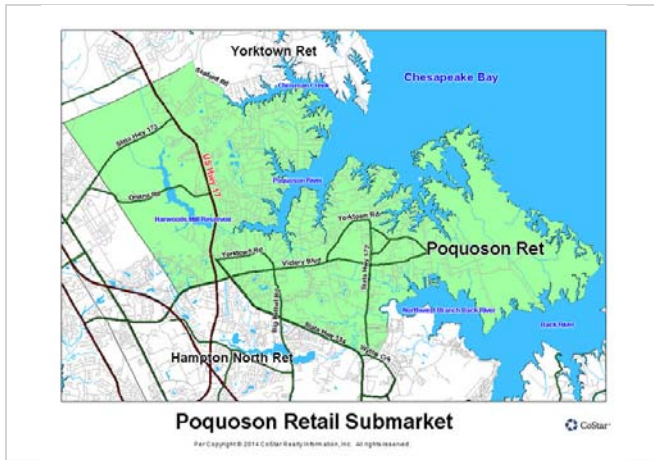
Primary Photo Rendering



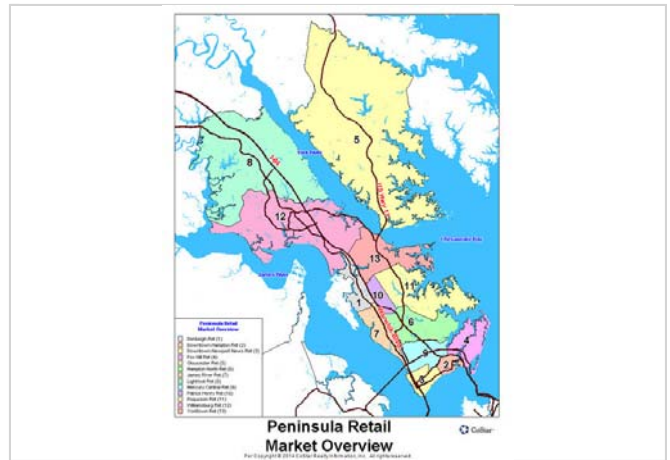
Other



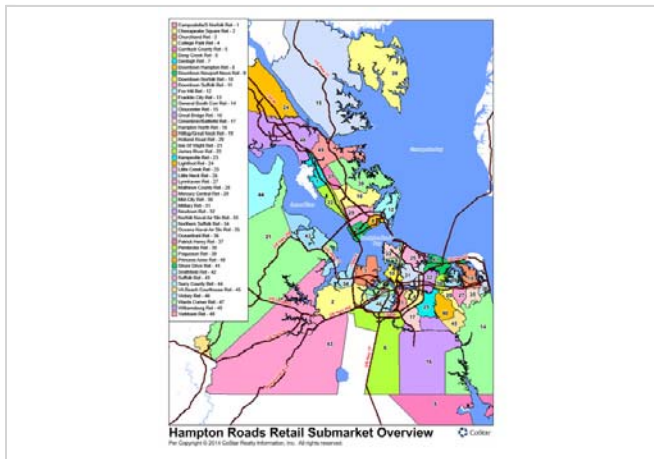
Other



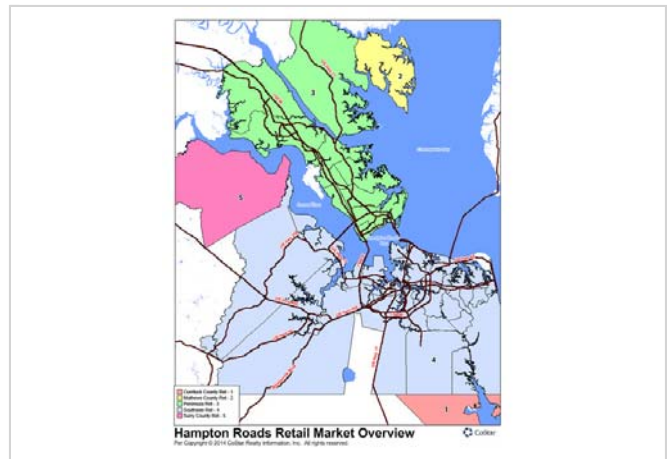
Poquoson Retail Submarket Map



Peninsula Retail Market Map



Hampton Roads Retail Submarket Overview...



Hampton Roads Retail Market Overview Map