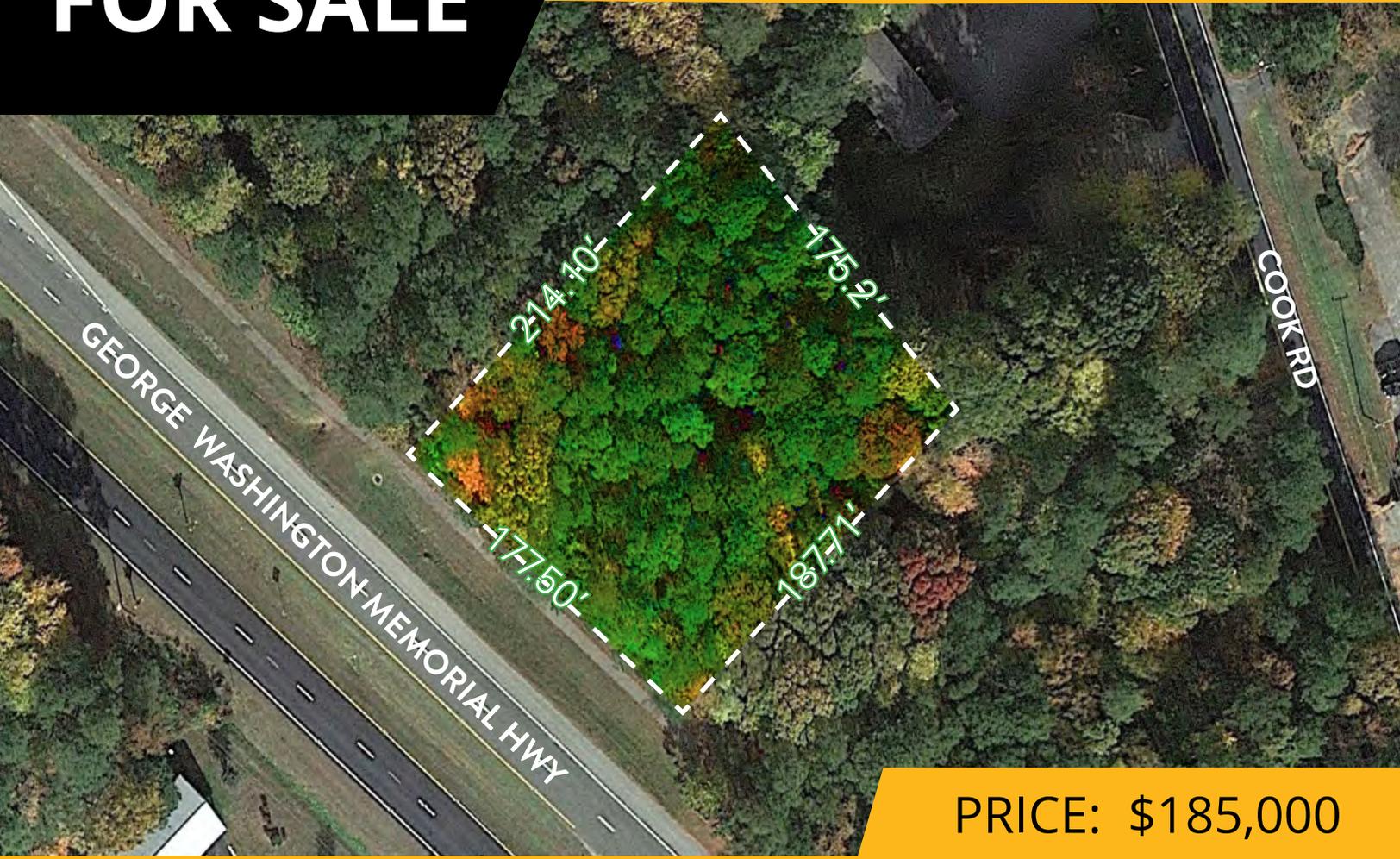


0.81 ACRE OF VACANT LAND

FOR SALE

8830 George Washington Memorial Highway
Yorktown, VA 23692



PRICE: \$185,000

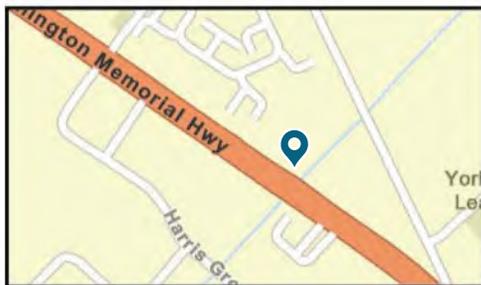
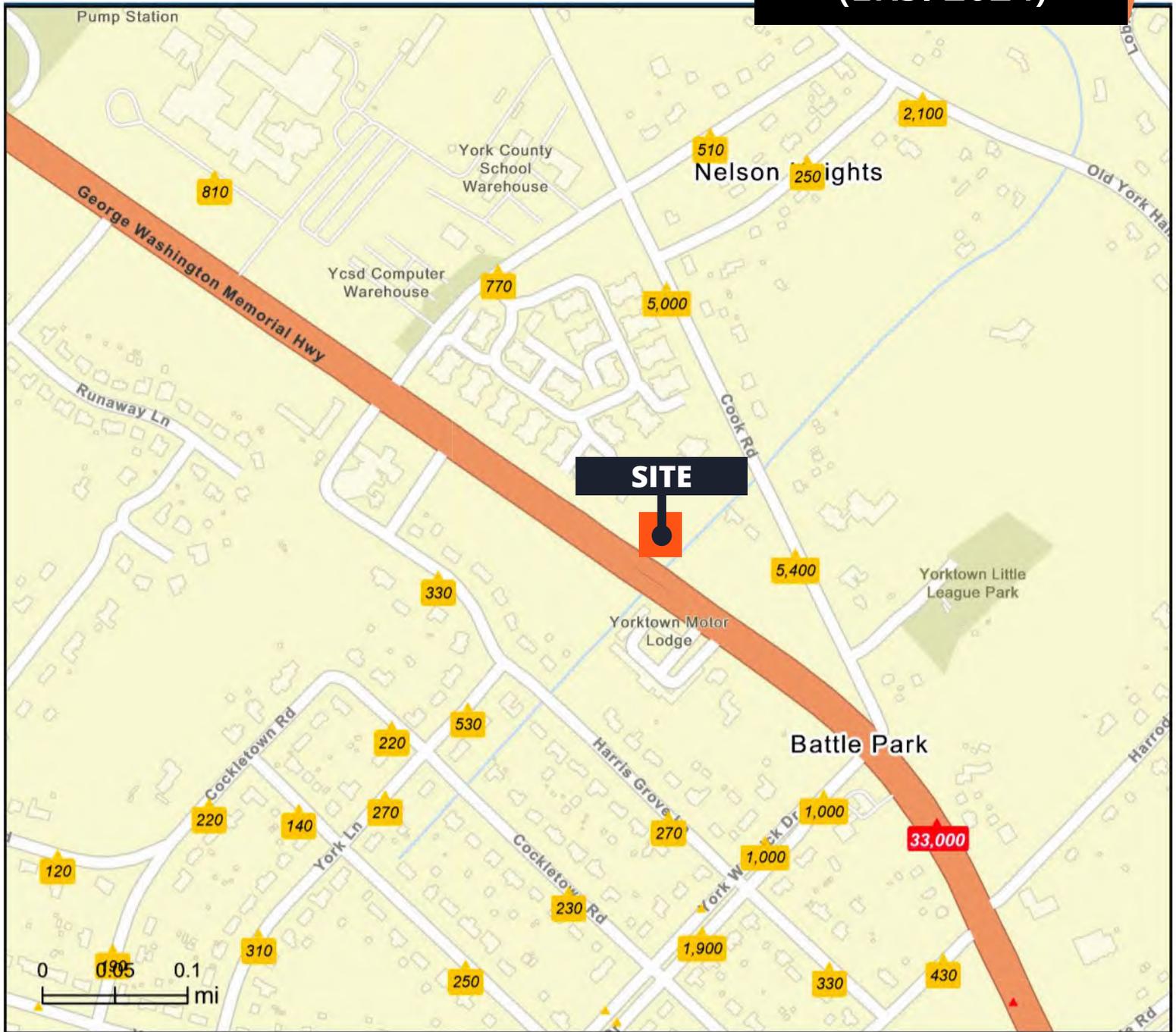
ABOUT PROPERTY

- Conveniently located on heavily traveled George Washington Memorial Highway (Route 17) in York County
- 0.81 acre
- Traffic Count: 33,000 VPD
- Zoned LB - Limited Business
- Approximately 178 feet of frontage on George Washington Memorial Highway
- Permitted uses include: Retail, School, Place of Worship, Medical, Fitness Facility, Auto Parts, Office and Restaurant
- The assessed value of the parcel is \$159,500

For more information:
CLARK BALDWIN, CCIM
757.640.9290
ClarkBaldwin@HarveyLindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.harveylindsay.com



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

8830 George Washington Memorial Hwy.

AERIAL

**MCDONALDS, BOJANGLES,
WENDY'S & ARBYS**

**YORKTOWN ARCH
RESIDENTIAL**

Fort Eustis Blvd

**PATRIOT'S
SQUARE**

**BOULEVARD
SHOPPES**

**NELSON'S
GRANT
RESIDENTIAL**

George Washington Memorial Hwy

**CLIFF'S AUTO
REPAIR**

**YORKTOWN
LIBRARY**

7-ELEVEN

Cook Rd

**BEACHCOMBER
RESTAURANT**

**YORKTOWN
MOTOR LODGE**

**TIDEWATER PHYSICIANS
MEDICAL GROUP**

**VILLAS AT YORKTOWN
RESIDENTIAL**



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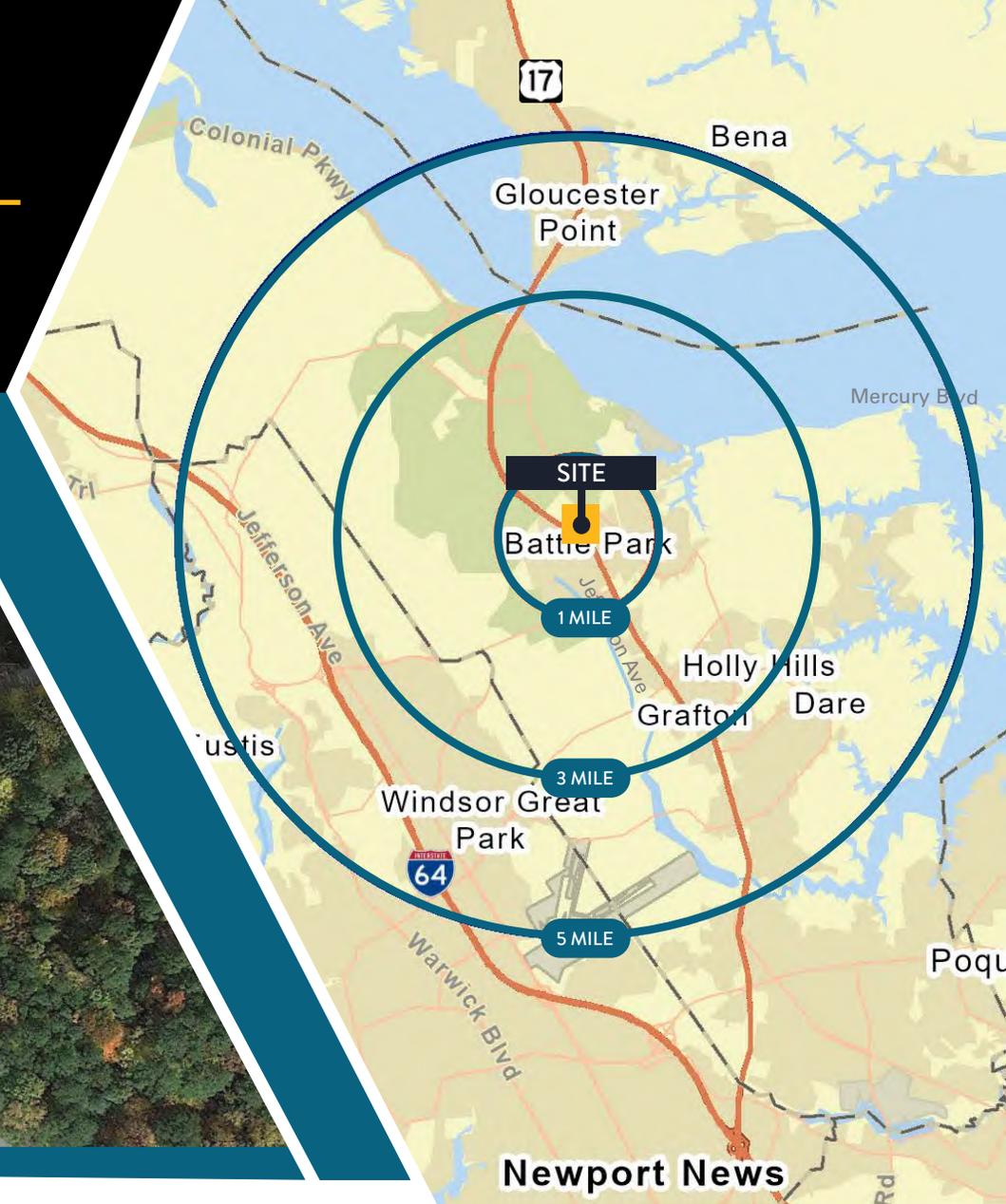
825 Diligence Drive • Suite 114
Newport News, Virginia 23606
757-873-2020
www.HarveyLindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

FOR SALE

0.81 acre

DEMOGRAPHICS



2024 Summary	1 Mile	3 Miles	5 Miles
Population	4,041	16,522	74,326
Households	1,677	6,402	29,896
Families	1,136	4,489	19,545
Average Household Size	2.39	2.51	2.46
Owner Occupied Housing Units	1,261	4,830	17,832
Renter Occupied Housing Units	416	1,572	12,064
Median Age	48.8	41.0	37.2
Median Household Income	\$117,224	\$103,050	\$79,623
Average Household Income	\$143,157	\$128,126	\$104,347

KEY FACTS WITHIN 3 MILES



16,522
POPULATION



41.0
MEDIAN
AGE



2.51
AVG.
HOUSEHOLD
SIZE

\$128,126
Average Household
Income



604
TOTAL BUSINESSES



7,799
TOTAL EMPLOYEES



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