



COMMERCIAL DEVELOPER

Digest



January 2025

This month's newsletter is packed with information you can use to close more real estate deals in York County! It's also filled with *juicy* content... about new eateries in town, that is!

Read on to learn more about what businesses are coming soon, which properties are available, and how our office can help you do more deals in York County. If you have a client interested in a York County property, **let us know!** We can connect them to valuable information, grant funding and resources.

BOOMING ROUTE 17 CORRIDOR Ribbon cuttings, renovations & more



Yum is the word in York County these days! Residents are buzzing about the many new restaurants opening up, and you should be too. These exciting additions not only serve up delicious meals but also bring increased traffic and visibility to nearby properties.

Here's a look at what's new and coming soon:



Jersey Mike's Subs has officially opened its doors, adding a delicious new dining option to the area! Known for its fresh, made-to-order subs, the new location (at the corner of Lakeside Drive and Route



Get ready for another helping of **Shorty's Diner**! This upper County business is opening an additional location in the former Bay Haven Grille space, near Hampton Roads Harley Davidson on Rt. 17



Chick-fil-A has submitted a site plan to build a highly anticipated restaurant at 5600 Geo. Wash. Mem. Hwy., on the vacant lot between *IHOP* and *Dairy Queen* in Grafton.

17) is already drawing a crowd.

in Grafton! The owners anticipate opening in late February. [Read more.](#)

Fingers crossed for this exciting addition to the corridor!

Shibam Mix Grill recently opened in Kiln Creek Center, serving authentic Turkish cuisine. And let's not forget the announcements from last quarter: **Virginia Beer Company** and **QDaddy's Pitmaster BBQ** are also making waves in the local scene. As you can see, business is booming along the Route 17 corridor in lower York County.

What does this mean for you and your clients?

Beyond delicious subs, kebabs, chicken sandwiches and comfort food, these new ventures also bring increased exposure and traffic to the area—a significant benefit for nearby properties, several of which are available for lease or purchase!

Help your clients seize the opportunity to establish their businesses in this thriving corridor. Check out this list of just a few of the nearby properties ready for lease or purchase, and get in on the action!

Available nearby properties

Former Artee Fabrics:
5333 George Wash. Mem. Hwy.

Former Dunkin Donuts:
5026 George Wash. Mem. Hwy

Washington Square:
5206 George Wash. Mem. Hwy

Grafton Shopping Center:
5716 George Wash. Mem. Hwy

Stay in the know about what's new

Check out the **York County Development Dashboard**, where you can learn about recent site plan submissions, subdivision applications, building permits, real estate sales and assessments, and much more.

[DEVELOPMENT DASHBOARD](#)



Straightening smiles in style with a bigger, brighter space

Congratulations to **Pappas Orthodontics** on the opening of their new bigger-and-better office, located at 5030 Geo. Wash. Mem. Hwy. in Washington Square Shopping Center.

Check out our **feature article** on Pappas Orthodontics, when they won the **Chamber's 2023 Small Business of the Year Award.**



Call for participants for Restaurant Week

York County is hosting its 2nd Annual Restaurant Week from Feb. 24 through March 2, and your clients are invited to participate!

Last year, nearly 20 restaurants took part, and the feedback was overwhelmingly positive! For local restaurants, it's the perfect way to:

- Receive free advertising
- Attract new customers
- Award loyal clients
- Showcase their restaurant

If you have a client who would like to join us this year, we've made the process as easy as pie! Get details on **how to submit** a special or discount.

Once they submit their specials, we will post them at **visityorktown.org/restaurantweek** and promote the restaurant on our social media and in our e-newsletters.



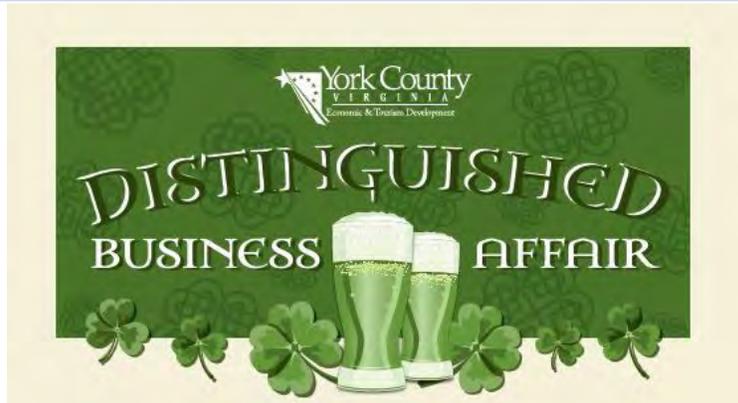
Jimmy Da Greek's Deli available for purchase

Do you have a client who has always dreamed of operating a restaurant? Check out this rare opportunity to purchase an established restaurant business along York County's busy Route 17 corridor and near the Newport News city line.

After years of serving the Yorktown community with delicious Greek cuisine and friendly service, **Jimmy Da Greek's Deli**—a true local gem—has built a loyal customer base and is now ready for new ownership to carry on its legacy. The sale includes all restaurant equipment, ensuring a smooth transition for the new owner.

This is a fantastic opportunity for anyone looking to step into a thriving business or expand their culinary portfolio. If your client is passionate about food and community, this could be the chance to own a piece of Yorktown's dining scene!

FEATURED EVENT
Annual Distinguished Business Affair



Each year, the EDA hosts several business networking events that are free to attend. These events offer unique opportunities for area development professionals to meet our team, as well as members of the County's Planning and Development Services Department, and to mix and mingle with local business owners who may need your services in the future.

Save the date to join us from **6-8 PM on Thursday, March 13**, for the EDA's annual Distinguished Business Affair: an awards reception where we honor the most significant commercial development in the County for the prior year.

The event will be held at the Freight Shed in Historic Yorktown, where you'll have the opportunity to enjoy delicious food, drink some green beer (of course!) and network with potential clients.

RSVP

FEATURED PROPERTY
Commercial parcel at gateway to Yorktown
2370 Hampton Hwy in lower York County



Positioned at the gateway to York County, this 3.26-acre property boasts 336 feet of frontage along Hampton Highway, offering exceptional visibility and access to nearby consumers. Zoned LB (Limited Business), this site is ideal for commercial, retail, office or professional services.

Strategically located in a transitional zone between Hampton and York County, and in proximity to NASA Langley, the property is near major national retailers such as Exxon, 7-Eleven, Food Lion and Subway. The parcel is located just 3.8 miles from Interstate 64, with Newport News/Williamsburg International Airport only a 10-minute drive away.

PROPERTY DETAILS

How can we help you?



Do you have a client looking for commercial property?



Reach out to us—we can help you close the deal! We provide many free services to help businesses locate or expand here, including **incentives** and permitting assistance from an experienced ombudsman. We can also connect you with appropriate state-level partners for additional assistance programs and resources.

Want to share your available properties or stay up to date on what's available?

Add **econdev@yorkcounty.gov** to your e-news and property update email lists so we can find your listings and promote them for you for free. We feature available commercial properties on our **Facebook page**, monthly **business e-news**, on our **website** and in our own **interactive property database**.

Ribbon-cutting support

Did you know that York County's ETD office held 23 ribbon cutting events last year? Let us help your clients too!

Our office is pleased to offer new businesses a range of grand opening and ribbon cutting services; including:

- Planning assistance
- Scheduling speakers
- Providing ribbon and large ceremonial scissors
- Taking event photos
- Drafting and distributing a media release for additional exposure.

If you have a client that has recently opened a business in the county, please **reach out** to us today for help.

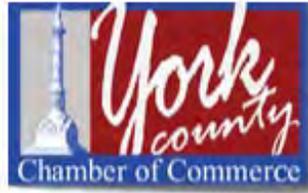
Keep in touch

Reach out to us when you have a client looking, leasing, buying or developing commercial property in York County. Our experienced staff and online **Development Guide** can help your clients navigate the County's permitting processes and discuss any applicable incentives or assistance programs available.

Forward this e-news to your colleagues and friends in the local development community, so they can also keep up to date with York County happenings and developments. They can subscribe **here**.



Thanks to our partner organizations:



York County Economic & Tourism Development | 121 Alexander Hamilton Blvd. | Yorktown, VA
23690 US



Try email marketing for free today!