

RETAIL SPACE FOR LEASE

**GRAFTON SHOPPING CENTER
GEORGE WASHINGTON MEMORIAL HIGHWAY
YORK COUNTY, VIRGINIA**

EXCITING NEW DEVELOPMENTS

**COME JOIN GRAFTON SHOPPING CENTER'S
NEW NEIGHBORS
CHICK-FIL-A & CHIPOLTE MEXICAN GRILL**



The information contained herein has been obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice

FOR MORE INFORMATION:

Tom Waltz
Waltz Commercial Real Estate, LLC
11832 Fishing Point Dr., Suite 400, Newport News, VA 23606
☎ (757) 231-5516 ✉ Tom@WaltzCRE.com

Waltz
COMMERCIAL REAL ESTATE LLC

INFORMATION

 Three retail spaces available in busy Grafton Shopping Center in the heart of York County, Virginia. All spaces have great visibility and front Route 17.

- 5734 George Washinton Memorial Hwy: +/- 1,750 SF
- 5738 George Washinton Memorial Hwy: +/- 3,125 SF
- 5758 George Washinton Memorial Hwy: +/- 733 SF

 Pricing: Rental rate is subject to negotiation of Tenant improvements.

 Surrounded by affluent neighborhoods, Grafton Shopping Center is located on Route 17 (George Washinton Memorial Highway) with great visibility.

 Ample parking available in shopping center

Zoned General Business, link below to York County zoning:

 <https://www.yorkcounty.gov/DocumentCenter/View/82/Zoning-Ordinance-Summary-Table-PDF?bidId=>

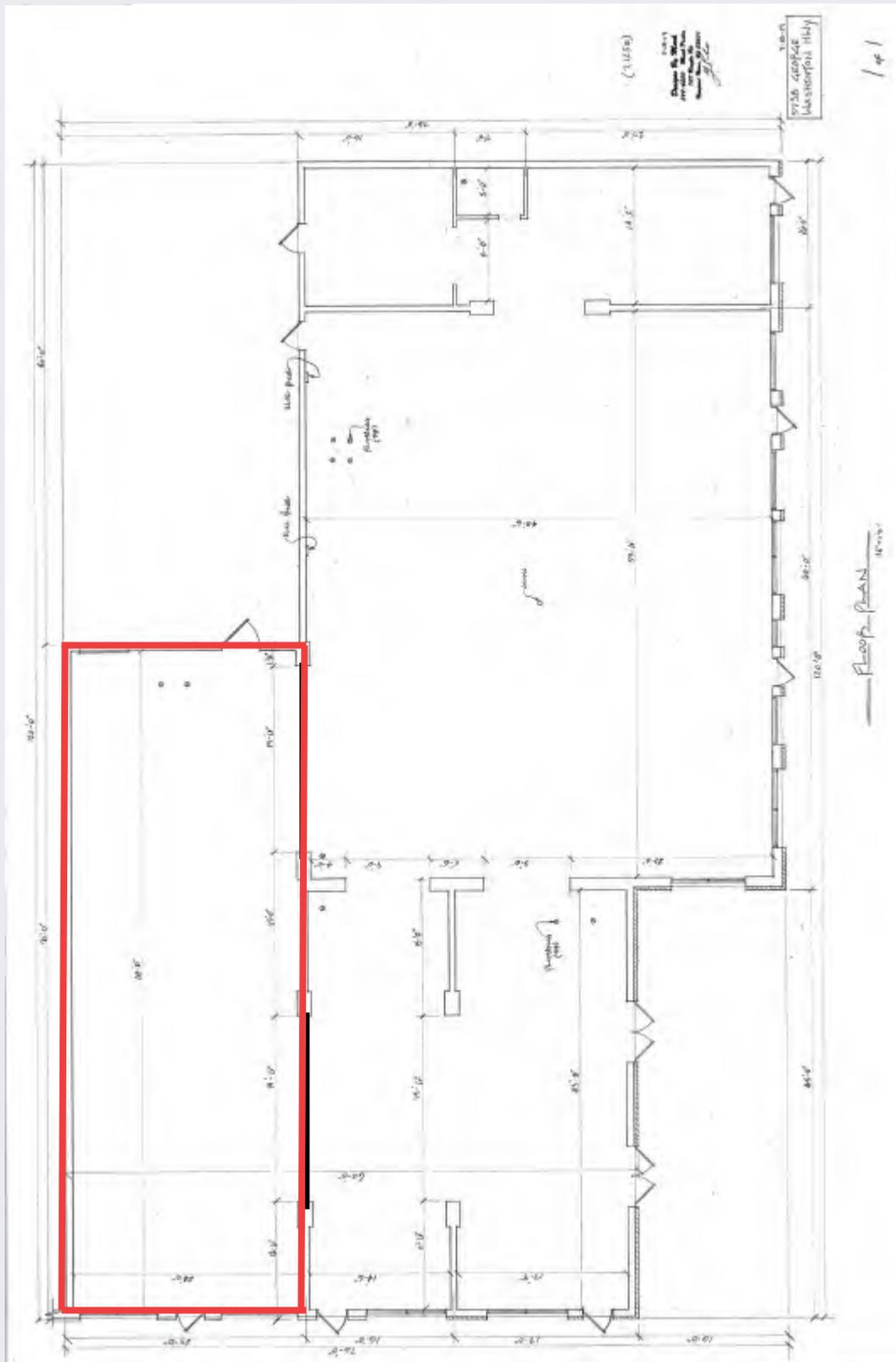
 Other tenants in the shopping center include Unique Tailoring and Cleaners, Delegate Green, All About Hair, Joe & Mimma's Italian Restaurant, Garden of Zen Yoga Studio & Teacher Training, United States Postal Service, Bingo City, Miracle Fencing Club, Auto Zone, and Dairy Queen.

**5734 GEORGE WASHINGTON MEMORIAL HIGHWAY
LEASE UNIT AVAILABLE -1,750 SF**



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5734 GEORGE WASHINGTON MEMORIAL HIGHWAY FLOORPLAN - 1,750 SF



- Available space in the red outlined area.

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5738 GEORGE WASHINGTON MEMORIAL HIGHWAY LEASE UNIT AVAILABLE – 3,125 SF

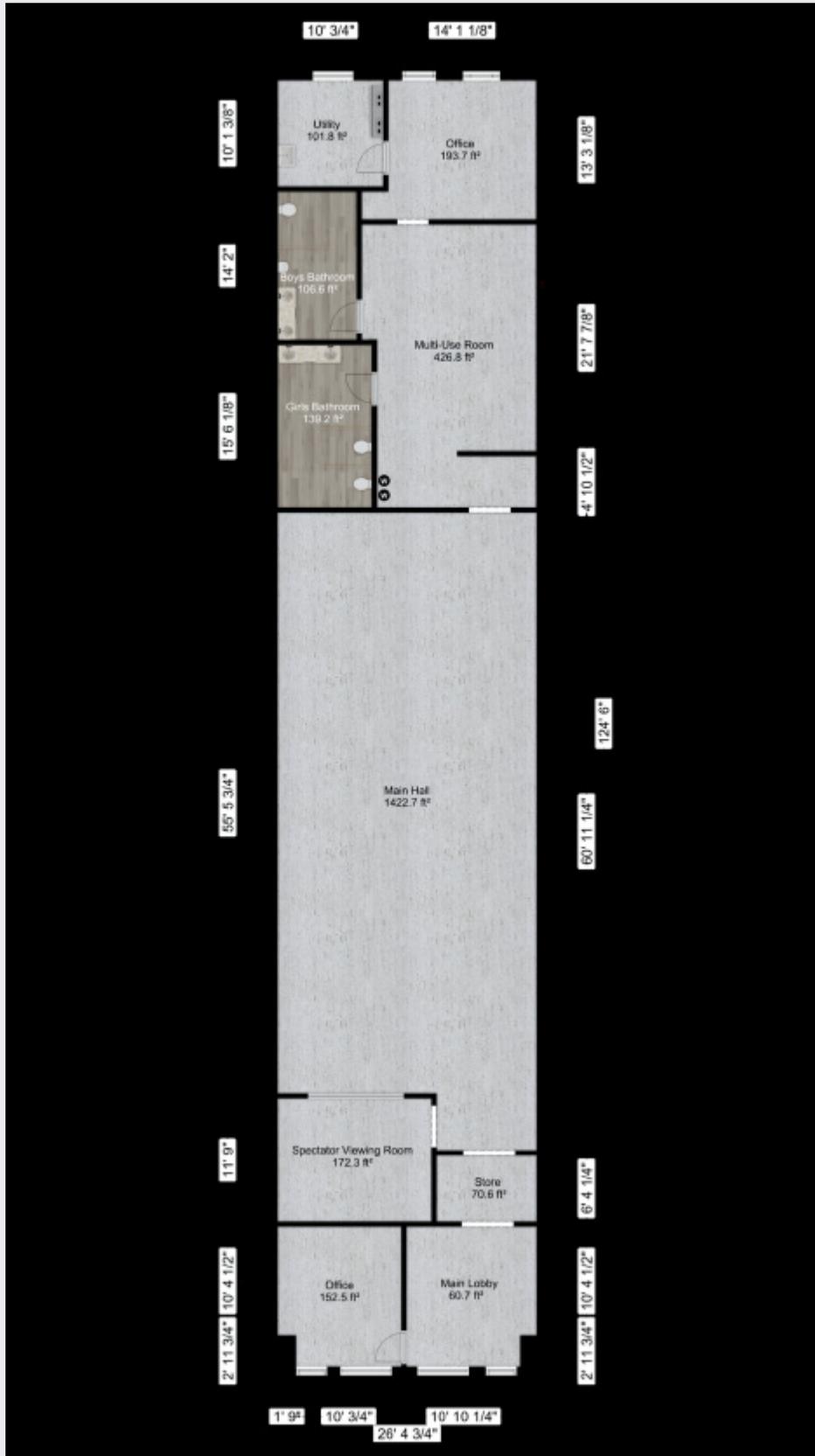


- 3,125 SF retail unit available between Garden of Zen Yoga and Joe & Mimma's



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5738 GEORGE WASHINGTON MEMORIAL HIGHWAY FLOORPLAN – 3,125 SF



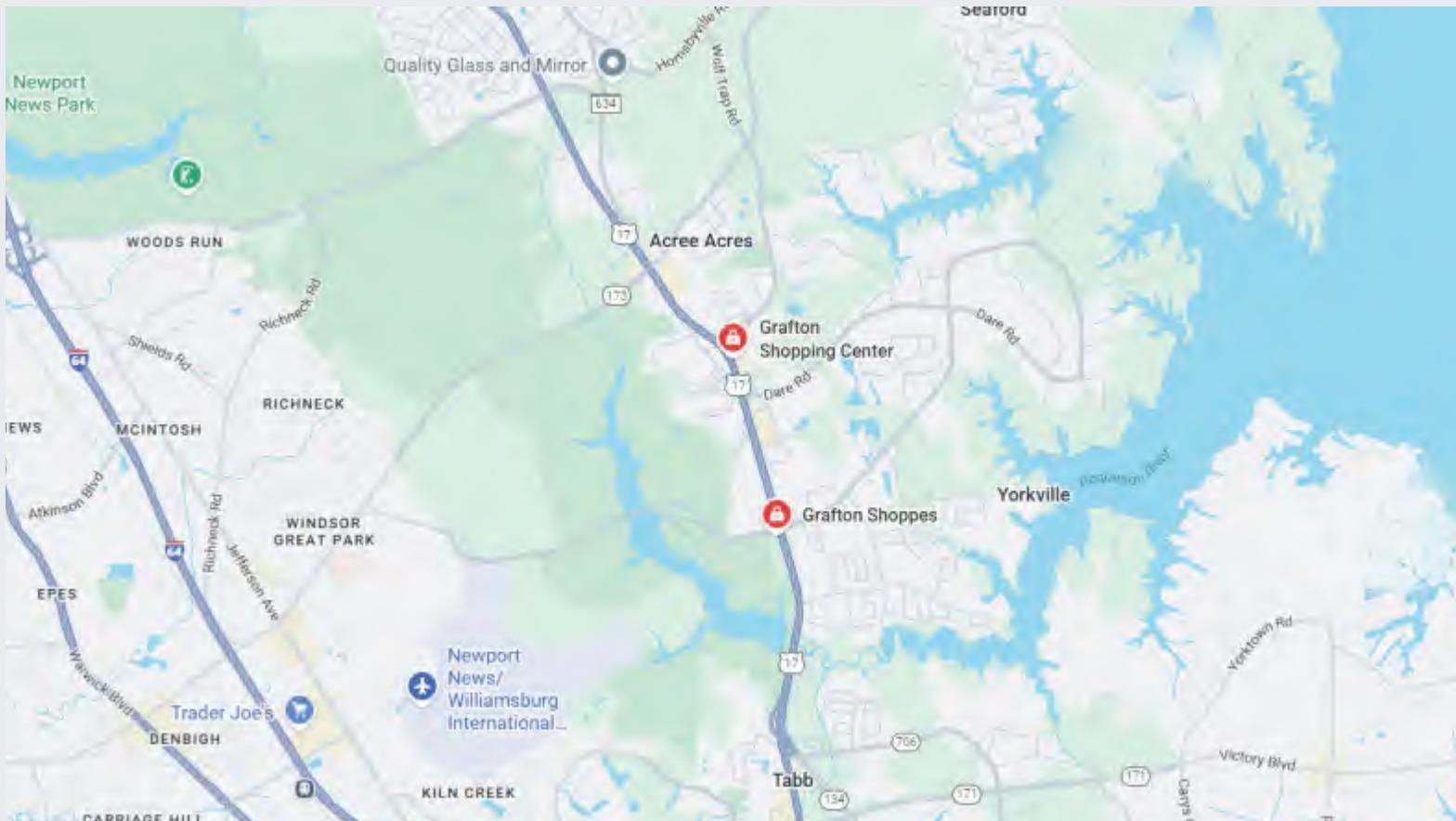
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5758 GEORGE WASHINGTON MEMORIAL HIGHWAY LEASE UNIT AVAILABLE – 733 SF



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REGIONAL MAP



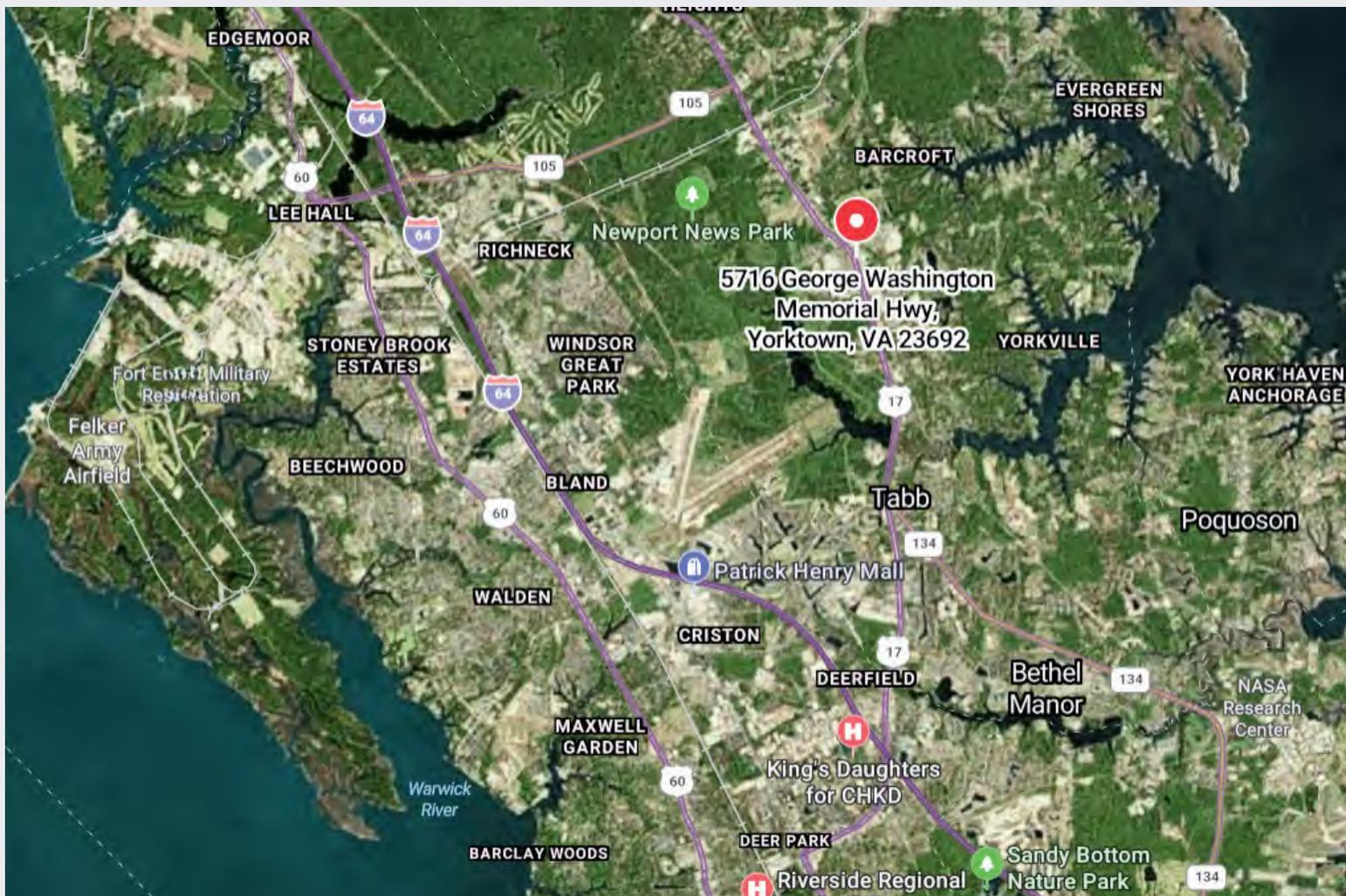
- Approximately 34,000 vehicles per day

AERIAL MAP



- Located adjacent to NEW proposed restaurant developments, **Chick-fil-A & Chipotle Mexican Grill.**
- Zoned GB – General Business
- Contact Tom or Travis Waltz for pricing
 - Office Number (757)231-5516
 - Tom@WaltzCRE.com
 - Travis@WaltzCRE.com

REGIONAL MAP



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AGENCY DISCLOSURE

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IN A REAL ESTATE TRANSACTION, WHEN THE AGENT REPRESENTS THE:

SELLER/LANDLORD:

THEN AN AGENT UNDER A LISTING AGREEMENT WITH A SELLER ACTS AS THE AGENT FOR THE SELLER. THE LISTING COMPANY AND ALL OF ITS BROKER/AGENTS, AND THE SELLING COMPANY AND ALL OF ITS AGENTS AS SUBAGENTS OF THE SELLER, WOULD OWE THEIR FIDUCIARY DUTIES TO THE SELLER. THE BROKER AND BROKER'S AGENTS MAY STILL PROVIDE BUYER/TENANTS, AS CUSTOMERS, WITH INFORMATION ABOUT PROPERTIES AND AVAILABLE FINANCING, MAY SHOW THEM PROPERTIES, AND MAY ASSIST THEM IN PREPARING AN OFFER TO PURCHASE, OPTION OR LEASE A PARTICULAR PROPERTY.

BUYER/TENANT:

THEN AN AGENT UNDER A CONTRACT WITH A BUYER ACTS AS THE AGENT FOR THAT BUYER ONLY, AS A "BUYER/BROKER/AGENT," AND THE AGENT IS NOT THE SELLER'S AGENT, EVEN IF THE PURCHASE CONTRACT PROVIDES THAT THE SELLER OR THE LISTING BROKER WILL PAY THE AGENT FOR THE SERVICES RENDERED TO THE BUYER/TENANT. AN AGENT ACTING AS THE BUYER'S/TENANT'S AGENT MUST DISCLAIM SUB AGENCY IF OFFERED AND MUST DISCLOSE THE BUYER/TENANT BROKER/AGENT RELATIONSHIP WHEN DEALING WITH THE SELLER'S/LANDLORD'S AGENT OR THE SELLER/LANDLORD. THE BUYER/TENANT BROKER/AGENT OWES ITS FIDUCIARY DUTIES TO THE BUYER/TENANT.

BUYER AND SELLER (ACTING AS A DUAL AGENT):

THEN AN AGENT, EITHER ACTING DIRECTLY OR THROUGH ONE OR MORE OF THE BROKERAGE FIRM'S OTHER AGENTS, MAY BE THE AGENT OF BOTH THE BUYER AND THE SELLER, BUT ONLY IF THE SCOPE OF THE AGENCY IS LIMITED BY A WRITTEN AGREEMENT AND ONLY WITH THE EXPRESS KNOWLEDGE AND WRITTEN CONSENT OF BOTH THE BUYER AND THE SELLER. AN AGENT REPRESENTING BOTH THE BUYER AND THE SELLER MUST DISCLOSE ALL INFORMATION REGARDING THE AGENCY RELATIONSHIP, INCLUDING THE LIMITATION ON THE AGENT'S ABILITY TO REPRESENT EITHER PARTY FOLLY AND EXCLUSIVELY. THE AGENT MUST NOT DISCLOSE TO EITHER PARTY, WITHOUT THE PRIOR CONSENT OF THE PARTY ADVERSELY AFFECTED BY THE DISCLOSURE, ANY INFORMATION OBTAINED WITHIN THE CONFIDENTIALITY AND TRUST OF THE FIDUCIARY RELATIONSHIP. AS AN EXAMPLE, THE AGENT MUST NOT TELL THE BUYER THAT THE SELLER WILL ACCEPT A PRICE LOWER THAN THE LISTING PRICE, NOR TELL THE SELLER THAT THE BUYER WILL PAY A PRICE OFFERED, WITHOUT THE PRIOR CONSENT OF THE PARTY ADVERSELY AFFECTED BY THE DISCLOSURE.

WALTZ COMMERCIAL REAL ESTATE, LLC IS THE X LISTING BROKER, __ BUYER BROKER, __ DUAL AGENT FOR THE PROPERTY SUBMITTED IN THIS INFORMATION PACKAGE.

ACKNOWLEDGED BY:

WALTZ COMMERCIAL REAL ESTATE, LLC