

MARKETPLACE AT YORKTOWN - KROGER ANCHORED SHOPPING CENTER

RETAIL SPACE AVAILABLE - FOR LEASE - 8,450 SF

6500 GEORGE WASHINGTON
MEMORIAL HIGHWAY 17,
YORKTOWN, VA 23692



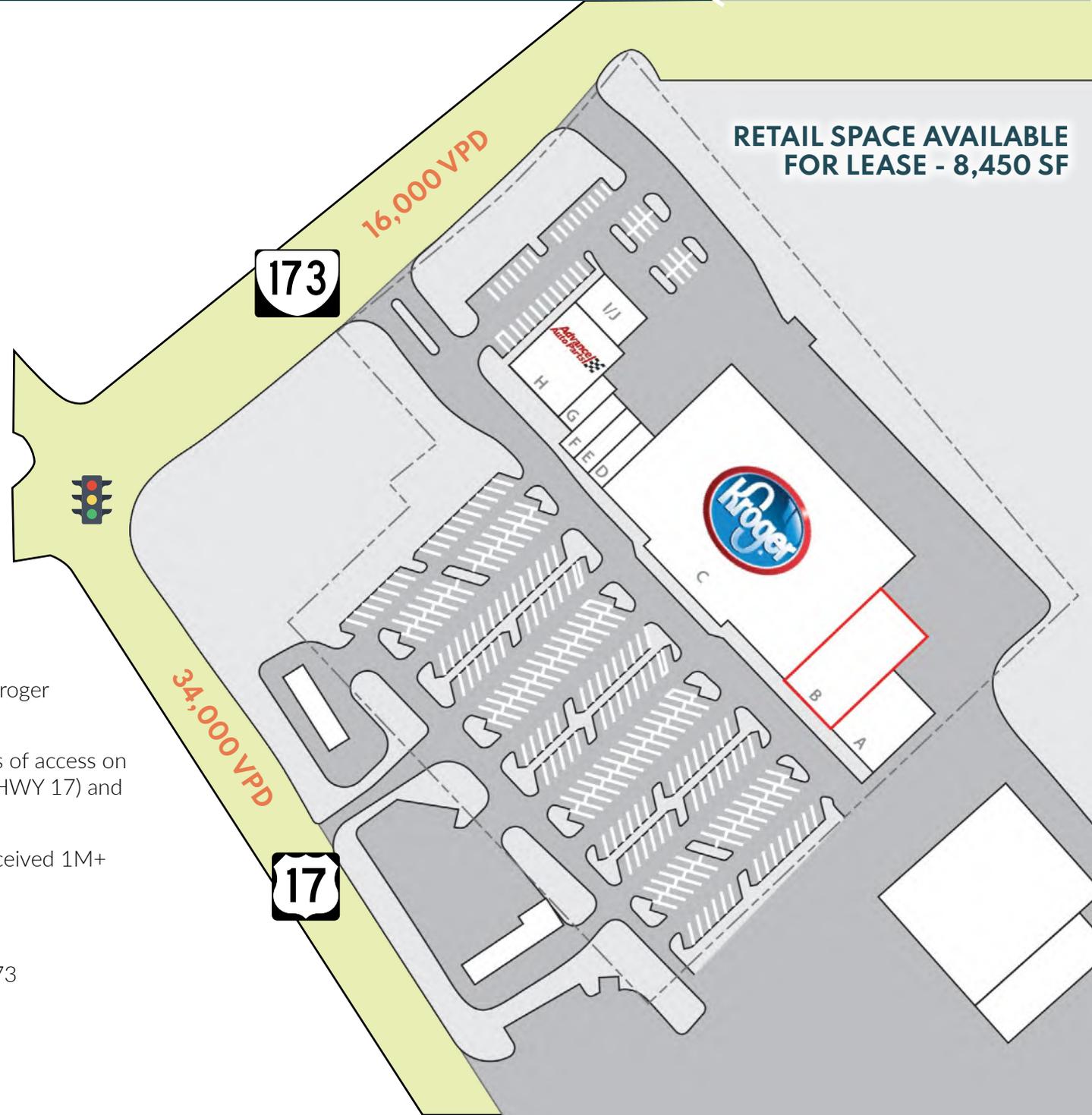
2023 SUMMARY	3 Miles	5 Miles	10 Miles
Population	31,085	101,120	281,261
Households	12,185	41,144	113,286
Average Household Income	\$117,854	\$100,859	\$97,990
TRAFFIC COUNTS	Hwy 17—34,000 VPD Rte 173—16,000 VPD		

The
Carrington
Company

MITCHELL MONGE
707.444.7721 | office
707.407.6211 | mobile
mitchell@thecarrco.com

UNIT	TENANT	SQUARE FEET
A	Shorty's Diner	5,000
B	Retail Space Available	8,450
C	Kroger	45,500
D/E	Gus's New York Pizza	2,800
F	Main Moon	1,400
G	Grafton Nails	1,200
H	Advance Auto Parts	6,300
I/J	Grafton Beauty	2,400
PAD	Kroger Fuel	3,200
TOTAL		73,550

RETAIL SPACE AVAILABLE FOR LEASE - 8,450 SF



CENTER HIGHLIGHTS

- Highly trafficked and strong performing Kroger anchored center
- Excellent accessibility with multiple points of access on George Washington Memorial Highway (HWY 17) and Goodwin Neck Rd (RTE 173)
- Per Placer.ai, Marketplace at Yorktown received 1M+ visits in the past 12-months.
- Ample parking
- Pylon signage on both HWY 17 & RTE 173
- Resurfaced lot and LED lighting upgrades

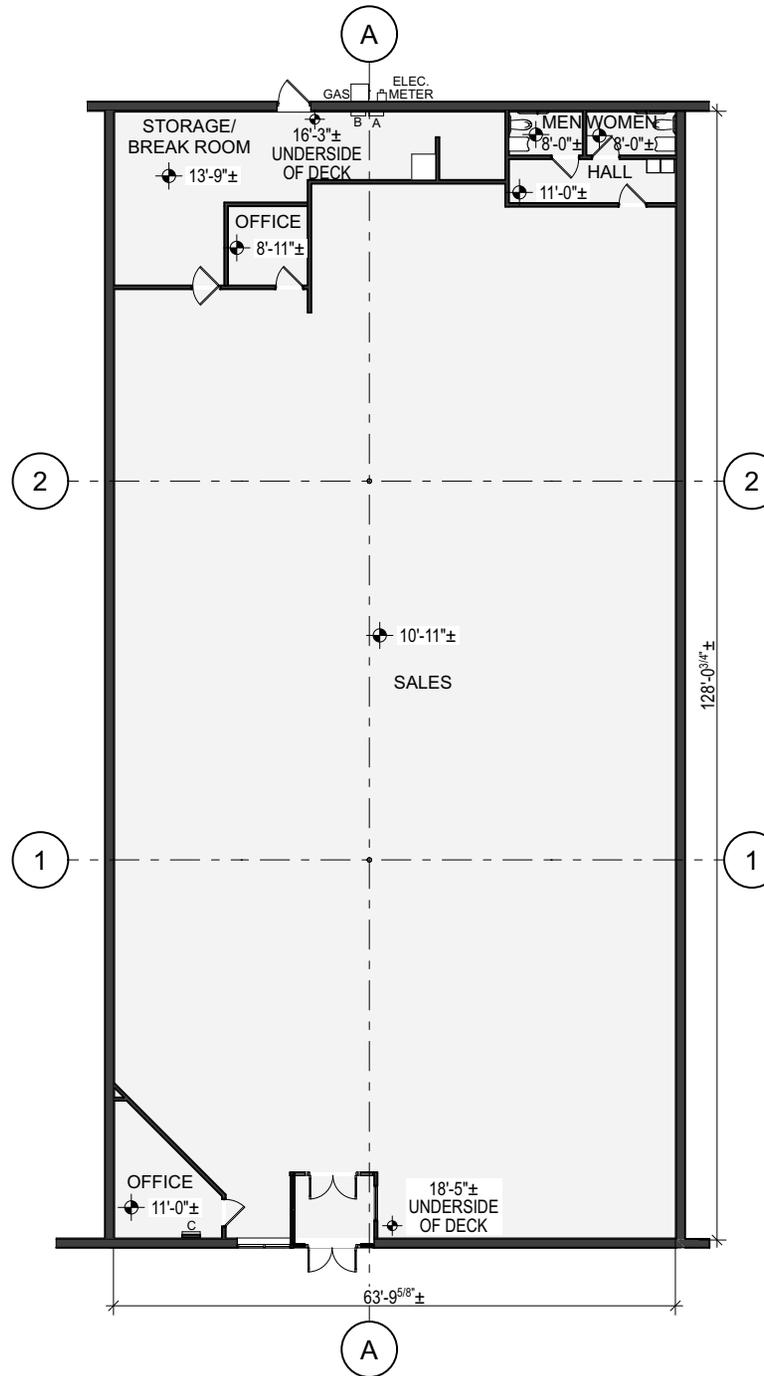
EXTERIOR PHOTOS



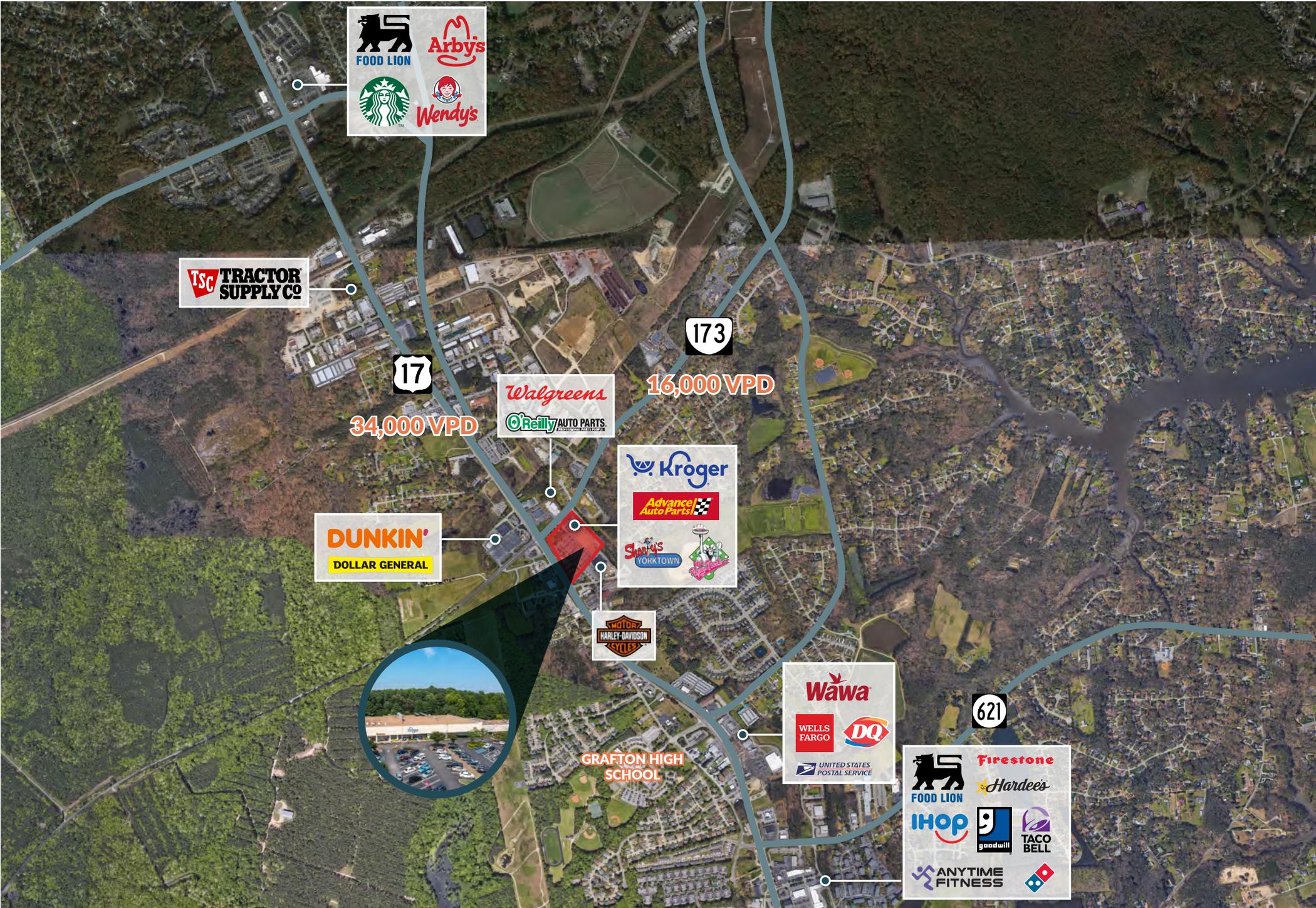
INTERIOR PHOTOS



FLOOR PLAN



RETAIL / AMENITIES MAP



FOOD LION
Arby's
Starbucks
Wendy's

TSC TRACTOR SUPPLY CO

17

34,000 VPD

Walgreens
O'Reilly AUTO PARTS

173

16,000 VPD

Kroger
Advance Auto Parts
Shaw's YORKTOWN

DUNKIN'
DOLLAR GENERAL

MOTOR HARLEY-DAVIDSON CYCLES

GRAFTON HIGH SCHOOL

Wawa
WELLS FARGO
DQ
UNITED STATES POSTAL SERVICE

621

Firestone
Hardee's
IHOP
goodwill
TACO BELL
ANYTIME FITNESS



The
Carrington
Company

PO Box 1328
Eureka, California 95502
707.445.9601
www.thecarro.com

MITCHELL MONGE

707.444.7721 | office
707.407.6211 | mobile
mitchell@thecarro.com