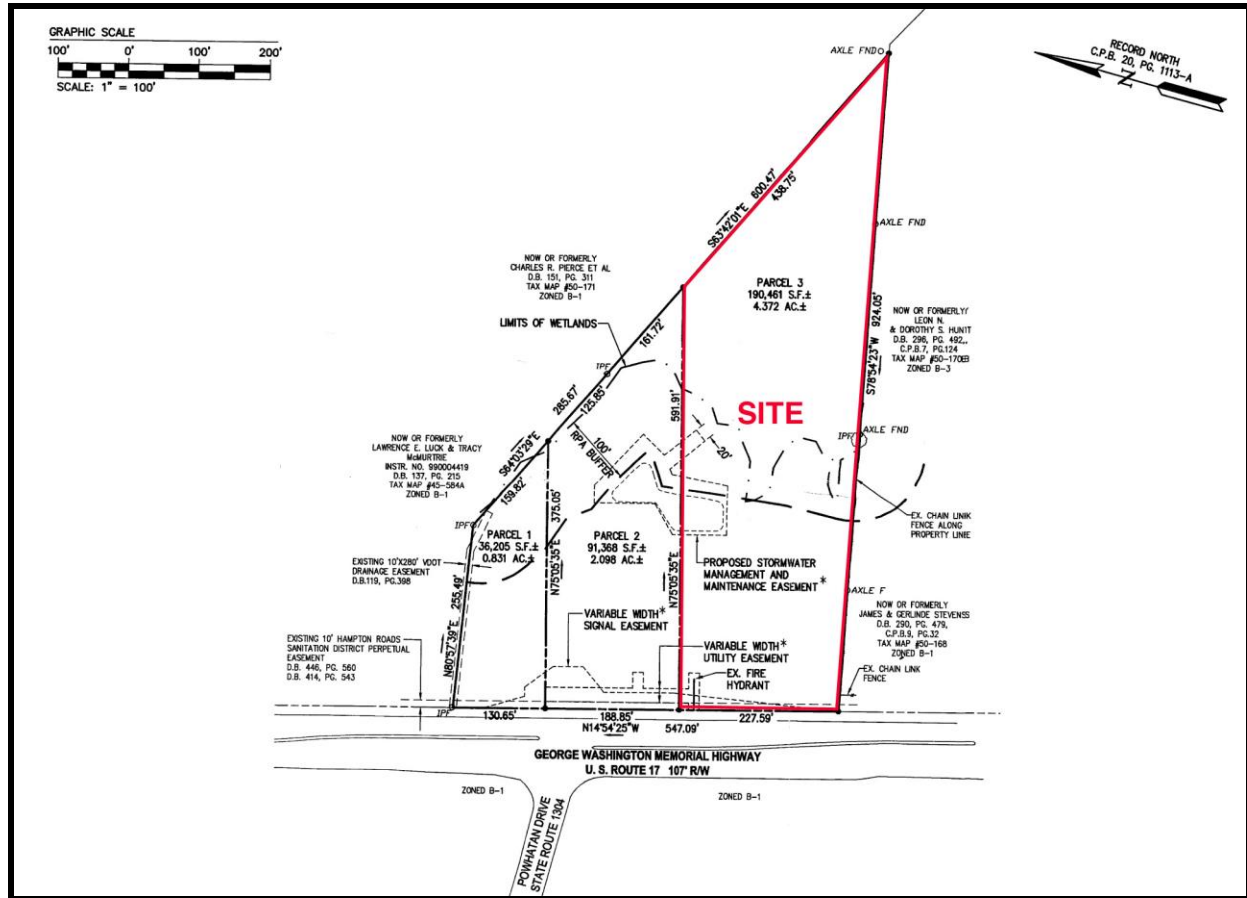


Commercial Property FOR SALE



3029 GEORGE WASHINGTON MEMORIAL HWY Hayes, VA 23072

- Excellent Office / Restaurant site.
- Located along the East side of U.S. Route 17 approximately 100 ft. south of the intersection of Route 17 and Powhattan Drive.
- Property is highly visible with \pm 227 Ft. of frontage along U.S. Route 17
- Property has a shared entrance with Chesapeake Bank to the signalized intersection of U.S. Route 17 and Powhattan Drive.

LAND/LOT SIZE:

\pm 4.37 Acres

ZONING:

B-3

TRAFFIC COUNT (2017):

36,000 cars per day

PRICE:

\$650,000

RJS & Associates. Inc.

Commercial Real Estate
Brokerage

423 N. Boundary Street, Ste 200
Williamsburg, Virginia 23185-5629

RJS
& ASSOCIATES, INC.

For more Information
Contact:

Robert J. Singley, Jr.

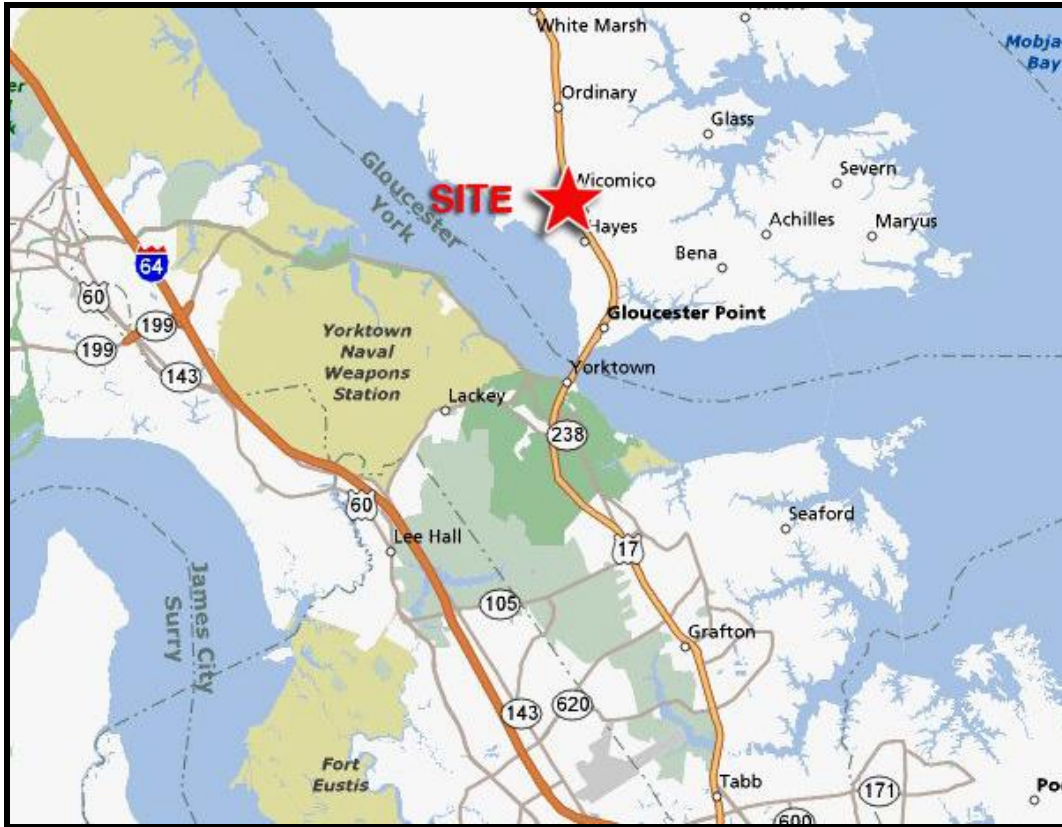
(757) 229-3139

Fax (757) 220-2475

rjsjr@rjsassoc.com

3029 GEORGE WASHINGTON MEMORIAL HIGHWAY

Hayes, VA 23072



MAP

- All utilities including the storm-water management basin are in place.
- Located \pm 3.5 miles north of the Coleman Bridge and \pm 7.75 miles south of the Fox Mill Center.
- 2018 Demographics:

	3 Miles	5 Miles	7 Miles
Total Population:	11,060	17,352	29,086
Total Households:	4,554	7,082	11,255
Median Household Income:	\$59,484	\$58,892	\$64,942

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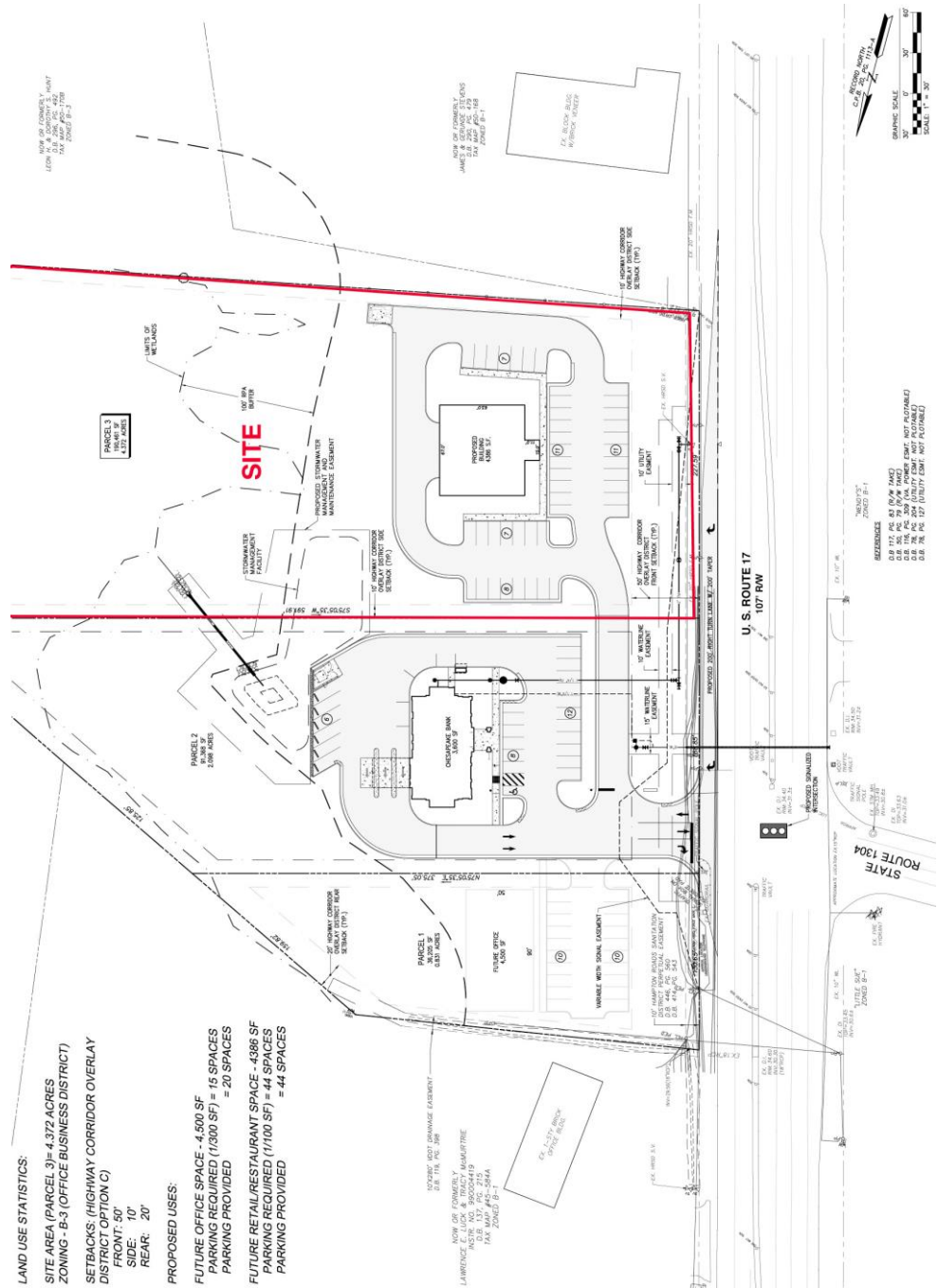
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Hayes, VA 23072



LAND USE STATISTICS:
 SITE AREA (PARCEL 3) = 4.372 ACRES
 ZONING - B-3 (OFFICE BUSINESS DISTRICT)
 SETBACKS (HIGHWAY CORRIDOR OVERLAY DISTRICT OPTION C)
 FRONT: 50'
 SIDE: 10'
 REAR: 20'

PROPOSED USES:
 FUTURE OFFICE SPACE - 4,500 SF
 PARKING REQUIRED (1,800 SF) = 15 SPACES
 PARKING PROVIDED
 FUTURE RETAIL/RESTAURANT SPACE - 4,386 SF
 PARKING REQUIRED (17,100 SF) = 44 SPACES
 PARKING PROVIDED

CONCEPTUAL LAYOUT

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