

FOR LEASE

Hayes Plaza

2348-2384 GEORGE WASHINGTON MEMORIAL HIGHWAY | HAYES, VA 23072

RETAIL

Major upgrades to the property!



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PROPERTY DESCRIPTION: This is one of two major shopping hubs in the Gloucester County submarket. Gloucester is known as a “bedroom community,” with commuters passing by this location twice daily. Spaces will have excellent road frontage, signalized access, and three points of ingress/egress.

ADDRESS: 2348-2384 George Washington Memorial Highway
Route 17, Gloucester Point/Hayes, VA 23072

PROPERTY SIZE: 8 +/- acres

PROPOSED UPGRADES: Owner will be renovating the Shopping Center, **to include a new facade.**

EXISTING TENANTS: AutoZone, Dollar General and the United States Post Office.

PROJECT SIZE: 53,000 +/- SF

AVAILABILITY: Various and flexible size units

LEASE RATE: \$16.00 per sq. ft.

ADDITIONAL CHARGES: \$2.50 per sq. ft. NNN

ZONING: B-1

TRAFFIC COUNTS: 35,000 Vehicles Per Day

AREA RETAILERS, BUSINESSES

AND ATTRACTIONS: Food Lion, Peebles, YRC Cinemas, Olympia Sports, Walgreens, Rite Aid, Farm Fresh, College of William & Mary’s Virginia Institute of Marine Science, Yorktown Victory Center, VIMS Research Laboratory, York River Yacht Haven, West Marine, Dollar Tree, and many more!

GENERAL: Hayes Plaza shares a signalized intersection with York River Crossing (Food Lion, Peebles, York River Crossing Cinemas).

2017 Estimated Demographics

Polygon

POPULATION	51,100
AVERAGE HOUSEHOLD INCOME	\$80,067
DAYTIME POPULATION	44,479

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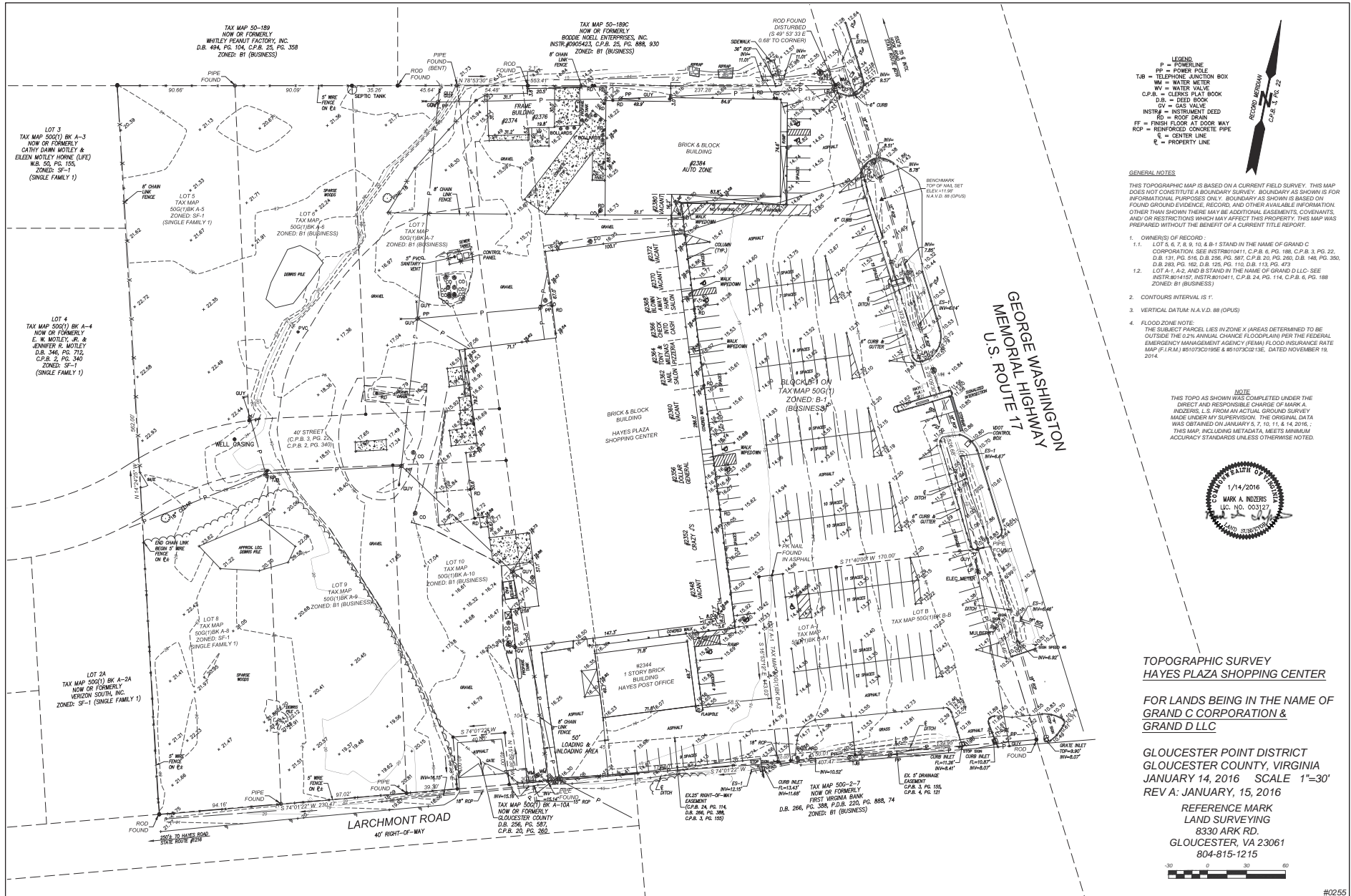
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- LEGEND**
- PP = POWER POLE
 - TJB = TELEPHONE JUNCTION BOX
 - WV = WATER VALVE
 - C.P.B. = CEMENT PLAT BOOK
 - D.B. = DEED BOOK
 - CV = GAS VALVE
 - INSTR. = INSTRUMENT DEED
 - FF = FINISH FLOOR AT DOOR WAY
 - RCP = REINFORCED CONCRETE PIPE
 - CL = CENTER LINE
 - CL = PROPERTY LINE

GENERAL NOTES

THIS TOPOGRAPHIC MAP IS BASED ON A CURRENT FIELD SURVEY. THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. BOUNDARY AS SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. BOUNDARY AS SHOWN IS BASED ON FOUND GROUND EVIDENCE, RECORDS, AND OTHER AVAILABLE INFORMATION. OTHER THAN SHOWN THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS, AND/OR RESTRICTIONS WHICH MAY AFFECT THIS PROPERTY. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

1. OWNER(S) OF RECORD:
 - 1.1. LOT 5, 6, 7, 8, 9, 10 & B-1 STAND IN THE NAME OF GRAND C CORPORATION. SEE INSTRUMENTS: C.P.B. 6, PG. 188; C.P.B. 3, PG. 22; D.B. 131, PG. 516; D.B. 216, PG. 587; C.P.B. 20, PG. 200; D.B. 148, PG. 350; D.B. 285, PG. 102; D.B. 125, PG. 110; D.B. 113, PG. 473.
 - 1.2. LOT A-1, A-2, AND B STAND IN THE NAME OF GRAND D LLC. SEE INSTRUMENTS: INSTRUMENT 11, C.P.B. 24, PG. 114; C.P.B. 6, PG. 188; ZONED: B1 (BUSINESS).
2. CONTOURS INTERVAL IS 1'.
3. VERTICAL DATUM: N.A.V.D. 88 (FOUS)
4. FLOOD ZONE NOTE: THE SUBJECT PARCEL LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (F.I.R.M.) #51073C0195E & #51073C0213E, DATED NOVEMBER 19, 2014.

NOTE

THIS TOPO AS SHOWN WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MARK A. INDEERS, L.S., FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THE ORIGINAL DATA WAS OBTAINED ON JANUARY 6, 7, 10, 11 & 14, 2016. THIS MAP, INCLUDING METADATA, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



TOPOGRAPHIC SURVEY
HAYES PLAZA SHOPPING CENTER

FOR LANDS BEING IN THE NAME OF
GRAND C CORPORATION &
GRAND D LLC

GLOUCESTER POINT DISTRICT
GLOUCESTER COUNTY, VIRGINIA
JANUARY 14, 2016 SCALE 1"=30'
REV A: JANUARY, 15, 2016

REFERENCE MARK
LAND SURVEYING
8330 ARK RD.
GLOUCESTER, VA 23061
804-815-1215

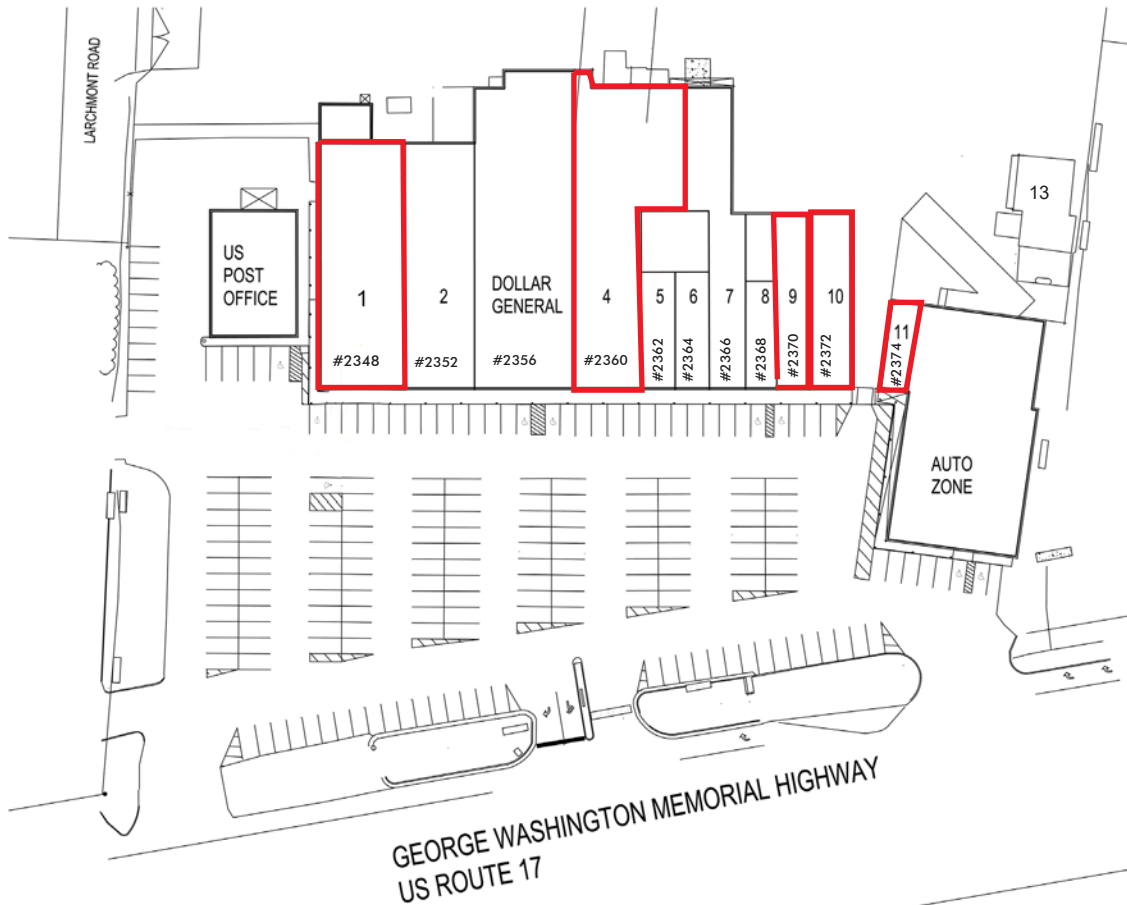


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Hayes Plaza Tenant Roster		
UNIT	TENANT	SIZE
1 (2348)	AVAILABLE	7,257 SF
2	Lovet Furniture & Sears Hometown Store	5,301 SF
3	Dollar General	9,562 SF
4 (2360)	AVAILABLE	7,970 SF
5	Beauty Nail & Tanning	1,168 SF
6	Maurizio's Pizza & Subs	1,059 SF
7	Check Into Cash	1,552 SF
8	Headz UP Hair Salon	892 SF
9 (2370)	AVAILABLE	2,444 SF
10 (2372)	AVAILABLE	2,277 SF
11 (2374)	AVAILABLE	700 SF
12	Auto Zone	9,642 SF
13	Steve Marlow	2,952 SF

SITE PLAN

1" = 30'-0" AT FULL SCALE

LEASING DRAWING

HAYES PLAZA - 2348 GEORGE WASHINGTON MEM. HWY, HAYES, VIRGINIA



1-24-16

GRAND C CORPORATION



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Hayes Plaza

- AutoZone
- DOLLAR GENERAL

York River Crossing

- ABC
- FOOD LION
- Peebles
- Hair cuttery
- Payless
- verizon wireless
- FAMILY DOLLAR
- JAMV

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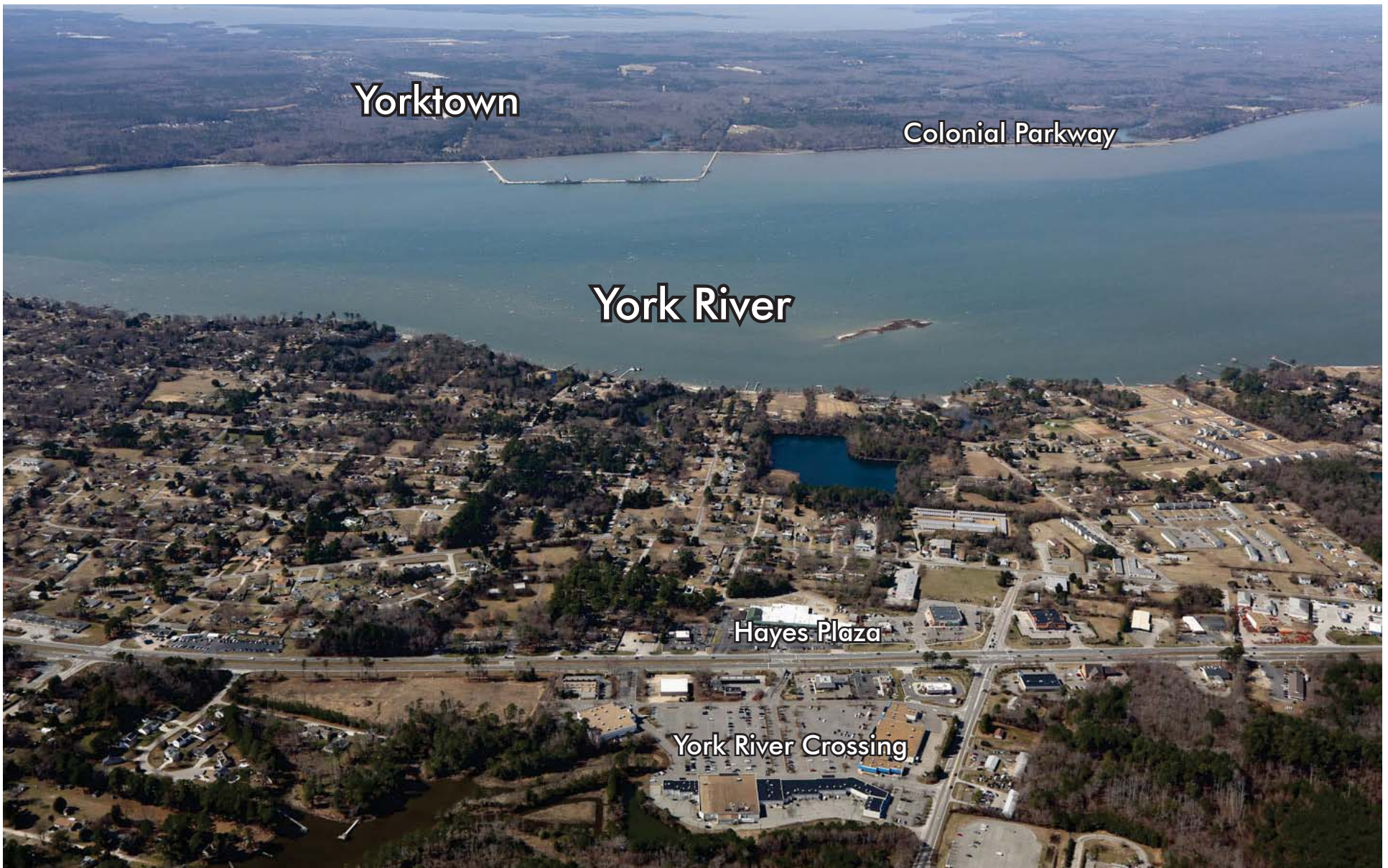


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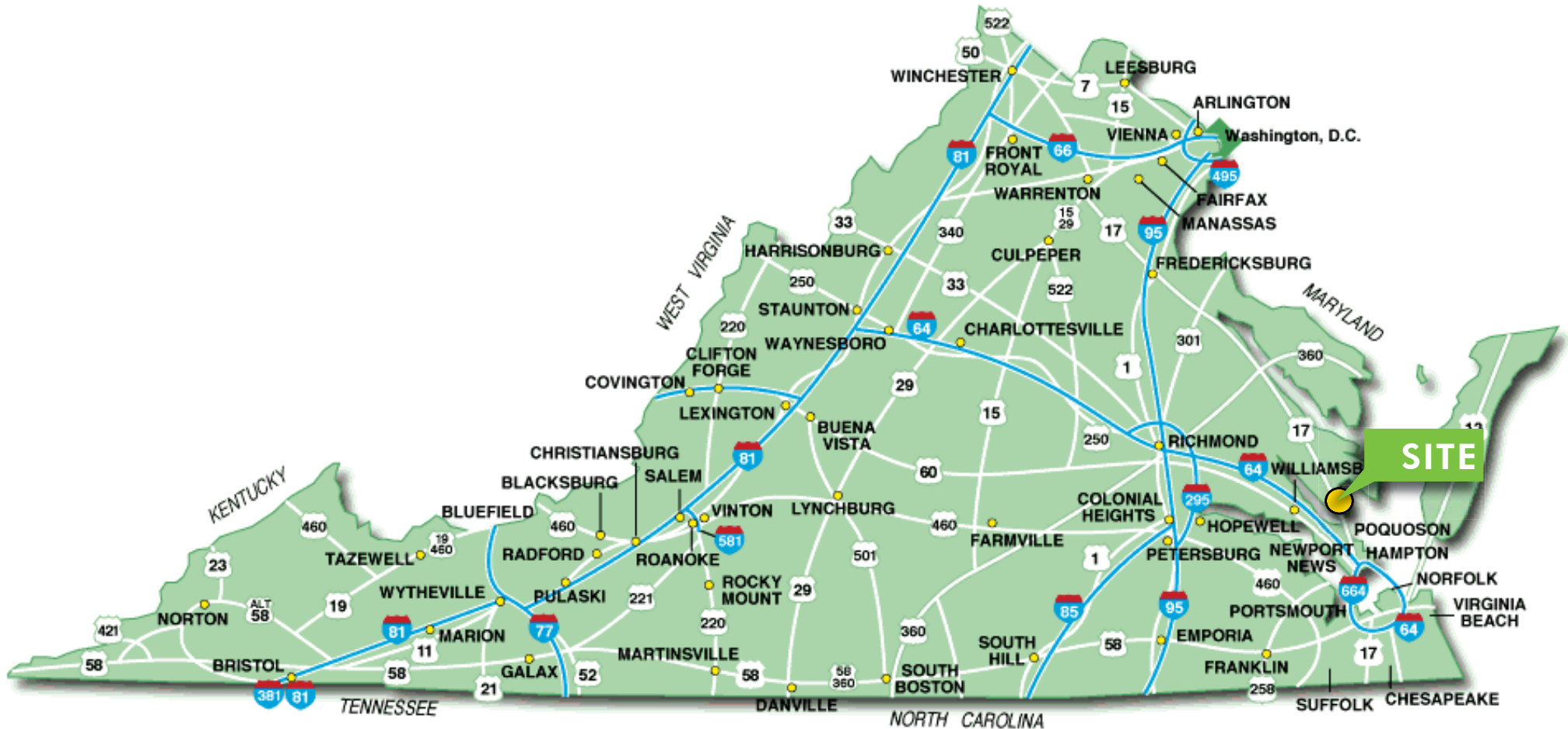


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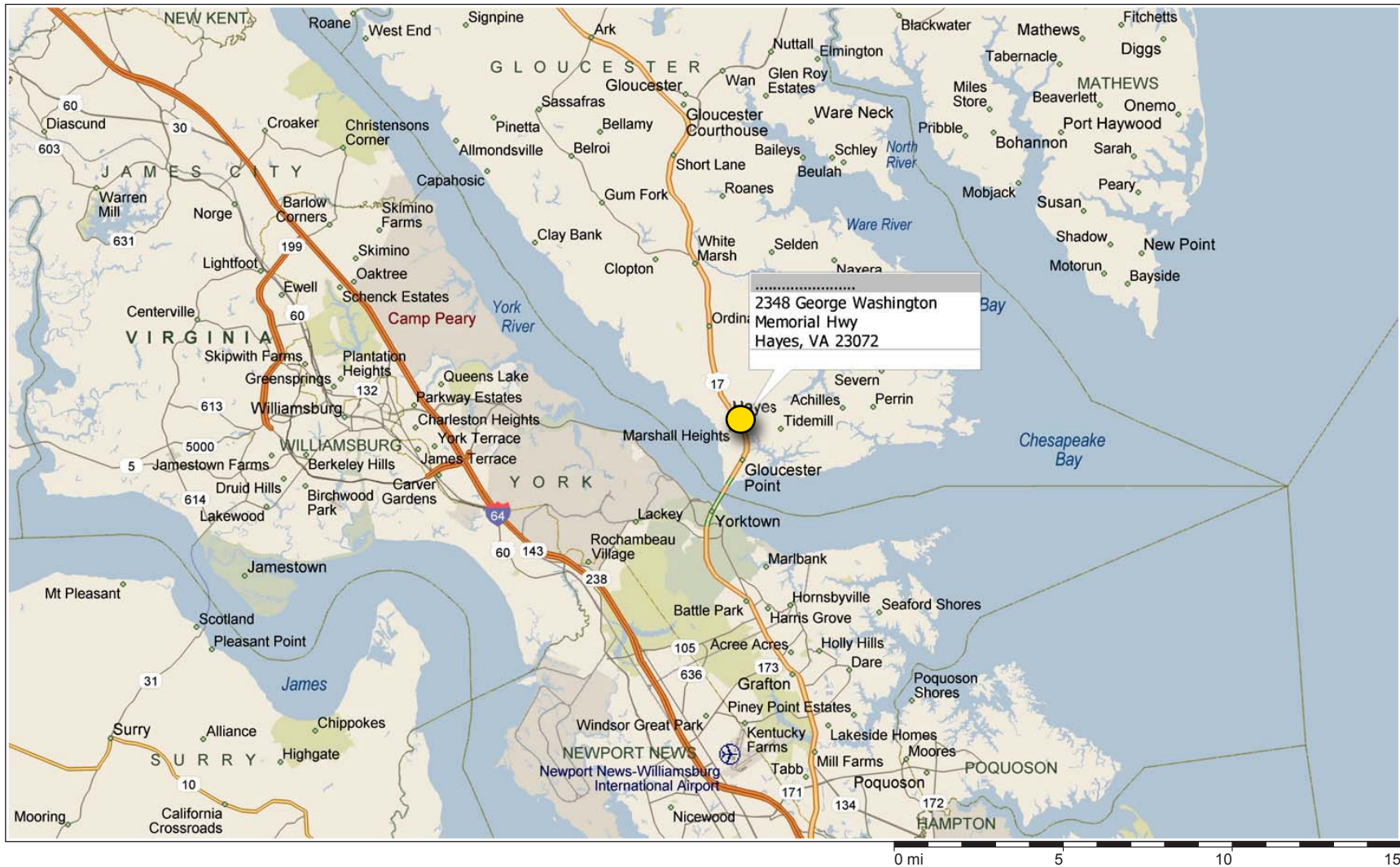


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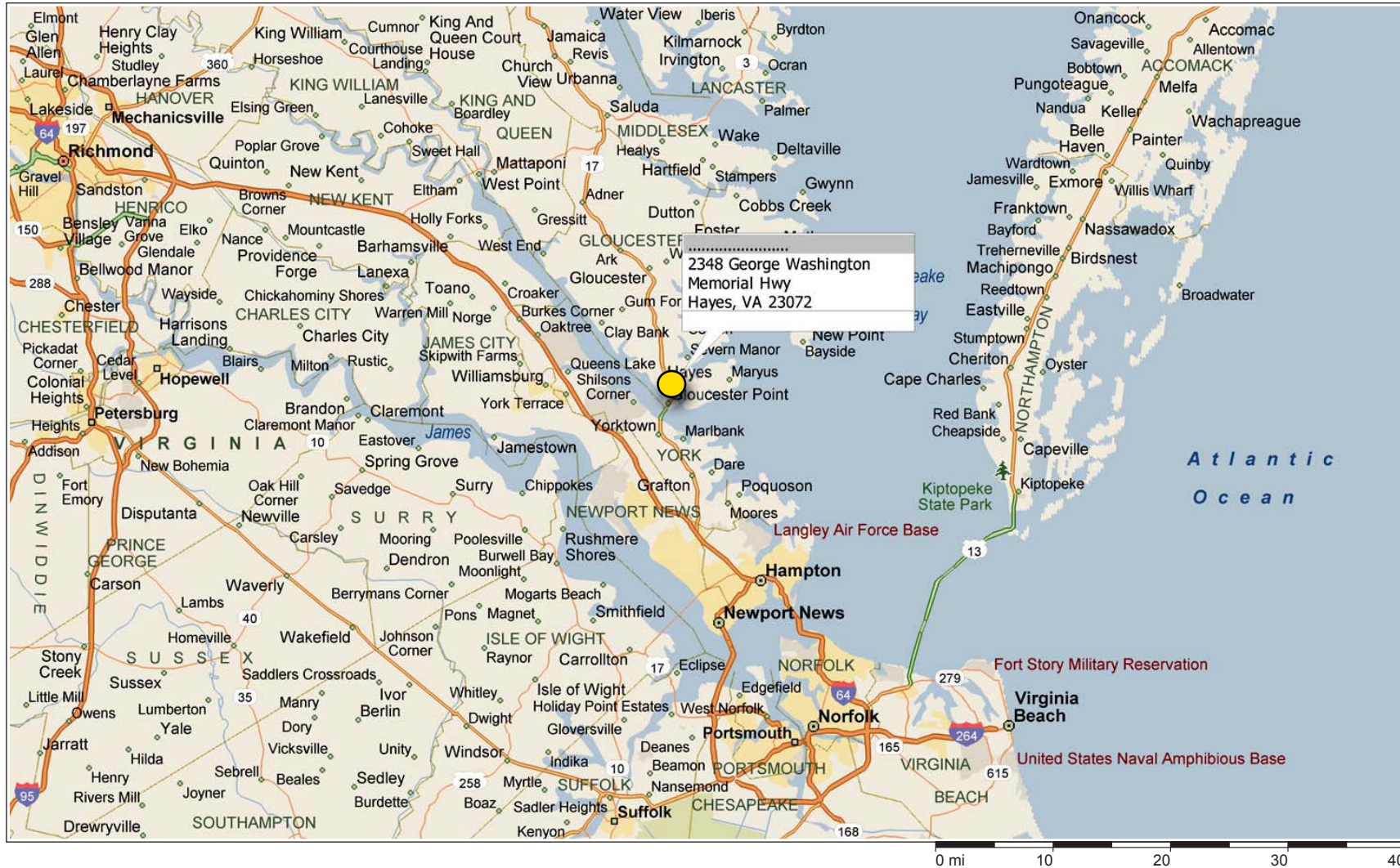


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PLACE OF WORK NEW POLYGON

2017 Businesses	1,781
2017 Employees	18,507

POPULATION

2017 Population - Current Year Estimate	51,100
2022 Population - Five Year Projection	53,058
2010 Population - Census	48,188
2000 Population - Census	45,145
2010-2017 Annual Population Growth Rate	0.81%
2017-2022 Annual Population Growth Rate	0.75%

AGE

2017 Population	51,100
Age 0-4	2,312 4.5%
Age 5-9	2,612 5.1%
Age 10-14	3,044 6.0%
Age 15-19	2,915 5.7%
Age 20-24	2,822 5.5%
Age 25-29	2,931 5.7%
Age 30-34	2,896 5.7%
Age 35-39	2,879 5.6%
Age 40-44	2,960 5.8%
Age 45-49	3,426 6.7%
Age 50-54	3,953 7.7%
Age 55-59	4,214 8.2%
Age 60-64	3,951 7.7%
Age 65-69	3,551 6.9%
Age 70-74	2,652 5.2%
Age 75-79	1,730 3.4%
Age 80-84	1,113 2.2%
Age 85 and Older	1,137 2.2%
2017 Median Age	45.3

RACE AND ETHNICITY

2017 Population	51,100
White	42,592 83.4%
Black or African American	5,498 10.8%
Asian	695 1.4%
American Indian or Alaska Native	182 0.4%
Pacific Islander	70 0.1%
Other Race	516 1.0%
Two or More Races	1,546 3.0%
Hispanic	2,210 4.3%
White Non-Hispanic	41,304 80.8%

EDUCATION NEW POLYGON

2017 Population 25 and Over	37,395
Less than 9th Grade	1,051 2.8%
9-12th Grade - No Diploma	2,210 5.9%
High School Diploma	10,070 26.9%
GED or Alternative Credential	1,416 3.8%
Some College - No Degree	8,662 23.2%
Associate's Degree	4,046 10.8%
Bachelor's Degree	6,070 16.2%
Graduate or Professional Degree	3,870 10.3%

GENDER

2017 Population	51,100
Males	25,212 49.3%
Females	25,887 50.7%

MARITAL STATUS

2017 Population 15+	43,133
Never Married	10,448 24.2%
Married	25,579 59.3%
Widowed	2,682 6.2%
Divorced	4,424 10.3%

EMPLOYMENT STATUS

2017 Civilian Population 16+ in Labor Force	24,020
2017 Employed Civilian Population 16+	23,294 97.0%
2017 Unemployed Population 16+	725 3.0%

CLASS OF WORKER

2017 Employed Civilian Population 16+	23,294
White Collar	13,191 56.6%
Services	4,458 19.1%
Blue Collar	5,642 24.2%

DAYTIME POPULATION

2017 Daytime Population	44,479
Daytime Workers	17,647 39.7%
Daytime Residents	26,832 60.3%

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HOUSEHOLDS	NEW POLYGON	
2017 Households - Current Year Estimate	19,968	
2022 Households - Five Year Projection	20,718	
2010 Households - Census	18,873	
2000 Households - Census	17,254	
2010-2017 Annual Household Growth Rate	0.78%	
2017-2022 Annual Household Growth Rate	0.74%	
2017 Average Household Size	2.52	
HOUSEHOLD INCOME	NEW POLYGON	
2017 Households	19,968	
Under \$15,000	1,575	7.9%
\$15,000-\$24,999	1,318	6.6%
\$25,000-\$34,999	1,783	8.9%
\$35,000-\$49,999	2,389	12.0%
\$50,000-\$74,999	4,507	22.6%
\$75,000-\$99,999	3,059	15.3%
\$100,000-\$149,999	3,270	16.4%
\$150,000-\$199,999	1,189	6.0%
\$200,000 and Over	877	4.4%
2017 Average Household Income	\$80,067	
2022 Average Household Income	\$90,637	
2017 Median Household Income	\$63,687	
2022 Median Household Income	\$70,049	
2017 Per Capita Income	\$31,728	
2022 Per Capita Income	\$35,813	
HOUSING VALUE	NEW POLYGON	
2017 Owner Occupied Housing Units	15,220	
Under \$50,000	608	4.0%
\$50,000-\$99,999	720	4.7%
\$100,000-\$149,999	1,375	9.0%
\$150,000-\$199,999	2,561	16.8%
\$200,000-\$249,999	2,087	13.7%
\$250,000-\$299,999	2,284	15.0%
\$300,000-\$399,999	2,565	16.9%
\$400,000-\$499,999	1,261	8.3%
\$500,000-\$749,999	897	5.9%
\$750,000-\$999,999	517	3.4%
\$1,000,000 and Over	344	2.3%
2017 Median Value of Owner Occ. Housing Units	\$255,659	
2017 Average Value of Owner Occ. Housing Units	\$308,504	

