

FOR SALE

**George Washington Memorial Hwy
Gloucester, VA 23067**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- Approximately 47± acres located along well traveled US-Hwy 17
- Excellent visibility and accessibility with road frontage
- Conveniently located between Richmond and Hampton Roads
- Strong residential/commercial development opportunity
- Potential for recreational opportunities as well with property being wooded and access to large pond on site
- Rare opportunity to own sizeable tract with seclusion as well as highway access in desirable location
- Sale Price: \$650,000

For More Information:

Scott Pittman

Sales & Leasing Associate

o: 804-228-4925

spittman@commonwealthcommercial.com

Brent Altaffer

Vice President

o: 804-793-0055

baltaffer@commonwealthcommercial.com

This document has been prepared for informational purposes only. All information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein.

4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com









17

17

17

Riverside Walter Reed Hospital

Botetourt Elementary School

Gloucester Courthouse

Page Middle School

Wawa

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	2,334	10,359	33,427
AVERAGE HH INCOME	\$104,440	\$114,150	\$122,708
DAYTIME EMPLOYEES	147	1,745	6,747