

FOR SALE

Listed For \$2.2 Million

2058-2090 George Washington Memorial Highway
Gloucester, VA 23062



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Investment Highlights

2058-2090 George Washington Memorial Highway
Gloucester, VA 23062



Situated in the heart of Gloucester Point, Virginia.

This thriving recently revitalized shopping center offers an exceptional investment opportunity. Gloucester Point provides a vibrant local community and benefits from its proximity to major transportation routes, making it a prime location for businesses to thrive. Four additional parcels are included with development potential for further expansion to capitalize on the growing demand in the area.

LEASE OVERVIEW

Premises	14,210 sqft
Lease Type	Modified Gross
Use	Retail/Office
Property Taxes	Landlord
Insurance	Tenant
Common Area	Landlord
Roof Structure	Landlord
Repairs & Maintenance	Tenant
HVAC	Tenant
Utilities	Tenant

Metro Overview

Gloucester County, Virginia

Major Employers: Canon Environmental Technologies, County of Gloucester, Gloucester County Public Schools, Lowes, Home Depot, Rappahannock Community College, Riverside Walter Reed Hospital, and Virginia Institute of Marine Science.

Labor Force Overview: Virginia is a right-to-work state with a typical commute time of 30 to 40 minutes. It boasts low costs for workers' compensation and unemployment insurance. The County of Gloucester has a civilian labor force of 19,757. The unemployment rates in 2023 were 3.57% for Gloucester County, and 5.1% for the regional area.

Total Employment Growth

2.09%

Total Unemployment Rate

3.5%

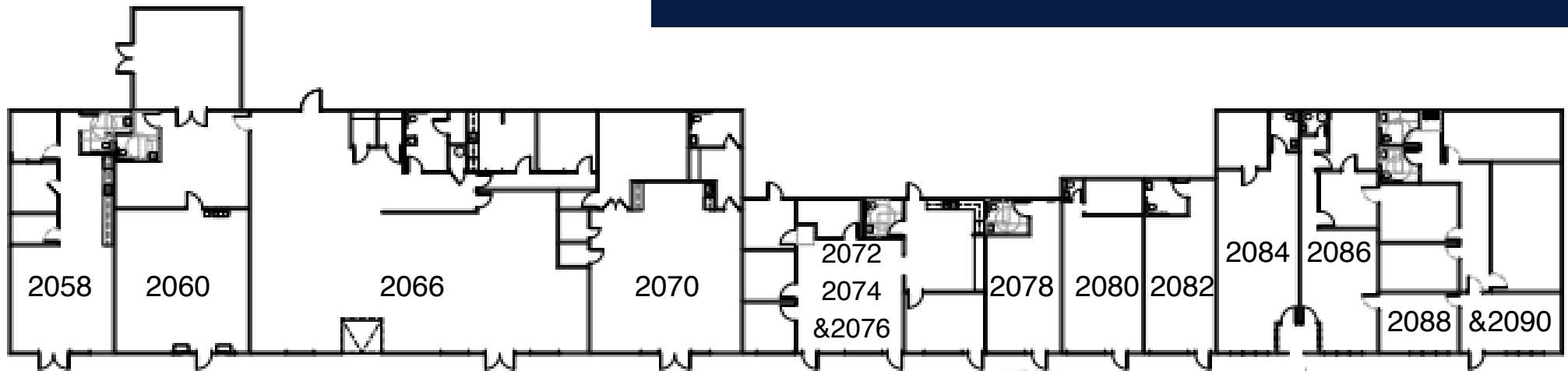
Gloucester County VA
Employed Population

18,643

Major Economic Sectors

Recycling
Aquaculture
Food Processing

Tidemill Overview Plan



OVERALL ELEVATION
Not To Scale

LEASED SPACES

Unit 2058 - Liberty Baptist Church - Gloucester Office
Unit 2060 - Blown Away Academy
Unit 2066 - Blown Away Salon
Unit 2070 - Sara Harris Photography
Units 2072, 2074 & 2076 - Consociate Media (Office)
Unit 2078 - Adams Flooring

Unit 2080 - Severn Wharf Custom Rods
Unit 2082 - Jen Schuman Esthetics
Unit 2084 - Reflexology Foot Spa
Unit 2086 - Alterra Training
Unit 2088 & 2090 - Vector 27 Financial

Gloucester County Local Overview

Gloucester County, Virginia, is located in the eastern part of the state on the Middle Peninsula, bordering the Chesapeake Bay.

Gloucester County has a diverse economy, with sectors like healthcare, retail, manufacturing, and agriculture playing significant roles. The county has seen growth in healthcare services, with Riverside Walter Reed Hospital being a major healthcare provider in the area.

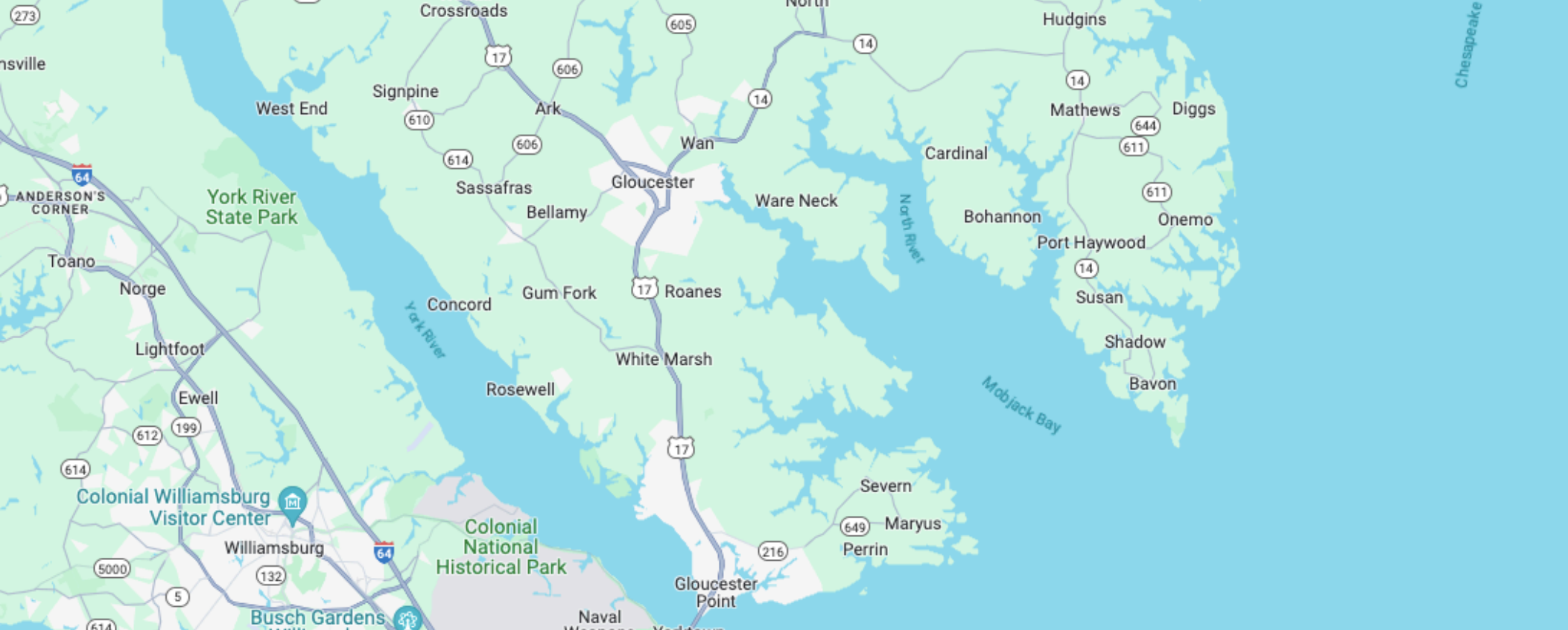
Major employers in Gloucester County include Riverside Walter Reed Hospital, Gloucester County Public Schools, Walmart, Food Lion, and various small businesses. The healthcare and retail sectors are particularly prominent in terms of employment opportunities.

The labor force in Gloucester County is diverse, with workers employed in healthcare, education, retail, manufacturing, and professional services. The County also benefits from a skilled workforce, especially in healthcare-related fields.

Gloucester County has access to a skilled labor pool from nearby areas such as Hampton, Newport News, and Williamsburg. The region's proximity to major cities like Richmond and Norfolk also provides access to additional labor resources.

Gloucester County offers a high quality of life with its scenic landscapes, waterfront communities, recreational opportunities, and historical sites. The County's proximity to the Chesapeake Bay and its natural beauty make it an attractive place to live and work.

Overall, Gloucester County, VA, presents a mix of economic opportunities, a diverse labor force, and a desirable living environment, making it a notable area within the Tidewater region.



Largest Employers by Size

Virginia Institute of Marine Science



1.4 Miles

Riverside Walter Reed



12 Miles

Lowe's



9.7 Miles

Home Depot



11 Miles

Income & Demographic Report

Average Daily Traffic

Streets	Cars/Day
G.W Memorial Hwy	30,000
Hayes Rd	850
Total	30,850

Total Employees

19,649

Median Age

2024:

45

2028:

46

Average Household Income

2024:

\$103,611

2028:

\$117,083

Per Capita Income

2024:

\$41,895

2028:

\$47,893

Total Residential Population

2024:

39,632

2028:

40,412

Median Household Income

2024:

\$79,475

2028:

\$87,107



Parcels Included In The Sale: 29403, 12305,
26320, 12343, 28904, 31718, 30277, & 19672

(Parcels are outlined in red)