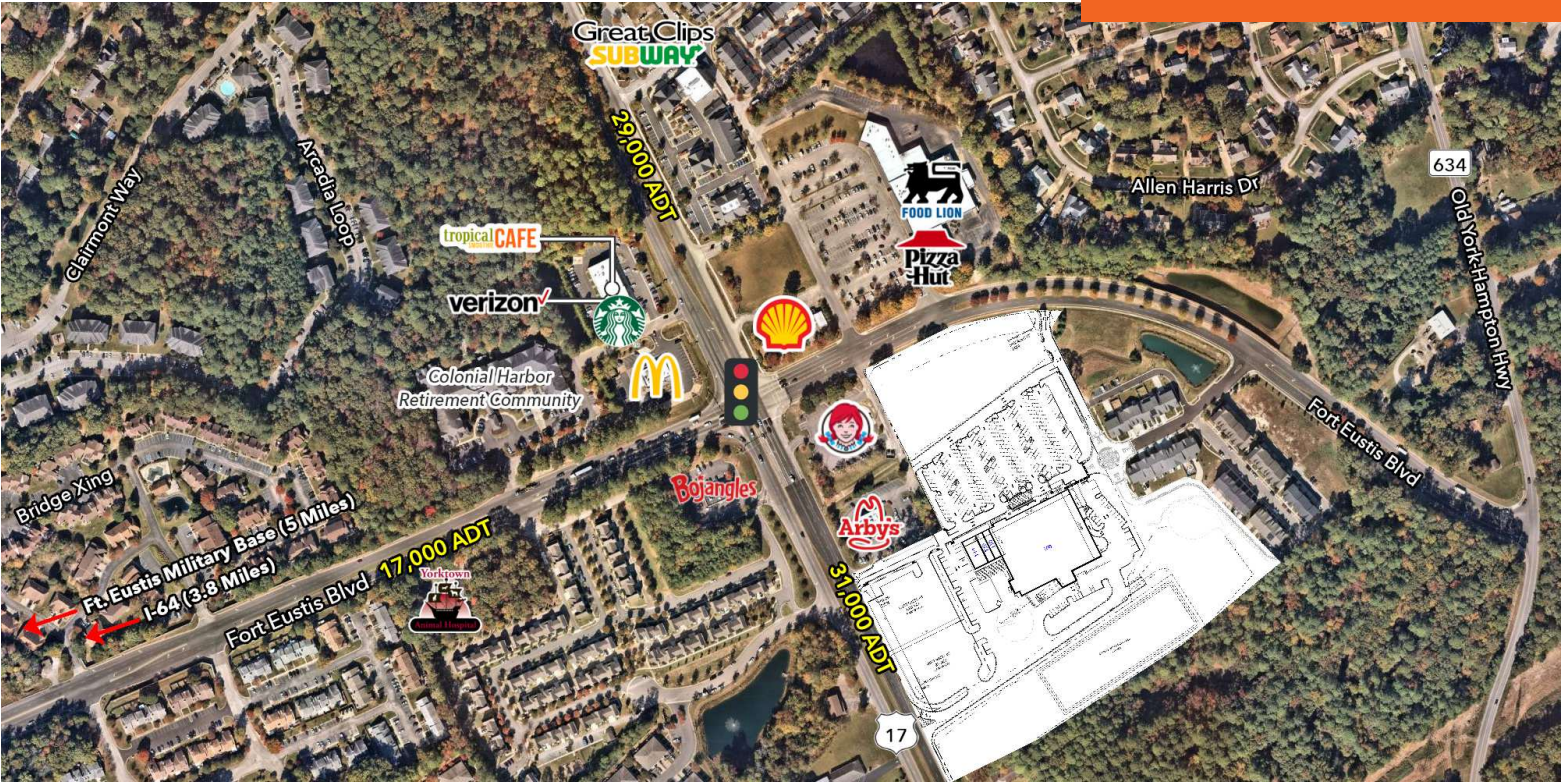


CRESCENT COMMONS

YORKTOWN, VA 23692

FOR LEASE



LOCATION DESCRIPTION

Located at the corner of US Route 17 & Ft. Eustis Blvd in a growing area in Yorktown. US Route 17 is the main thoroughfare in Yorktown and carries most of the traffic in the area. Ft. Eustis Blvd leads to I-64 (~4 miles) and Fort Eustis Military Base (~5 miles).



PROPERTY HIGHLIGHTS

- Grocery-anchored center
- 2 Pads fronting Route 17, measuring approx. 1 AC each for Ground Lease
- Up to 6,400 SF of shop space
- Traffic Counts: US Route 17 (George Washington Hwy): 30,000 AADT; Ft. Eustis Blvd: 16,000 AADT

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|---------|---------|---------|
| Population | 4,221 | 22,555 | 81,851 |
| Households | 1,792 | 8,699 | 32,814 |
| Average Household Income (\$) | 129,934 | 116,724 | 97,708 |
| Median Household Income (\$) | 104,109 | 94,352 | 73,832 |



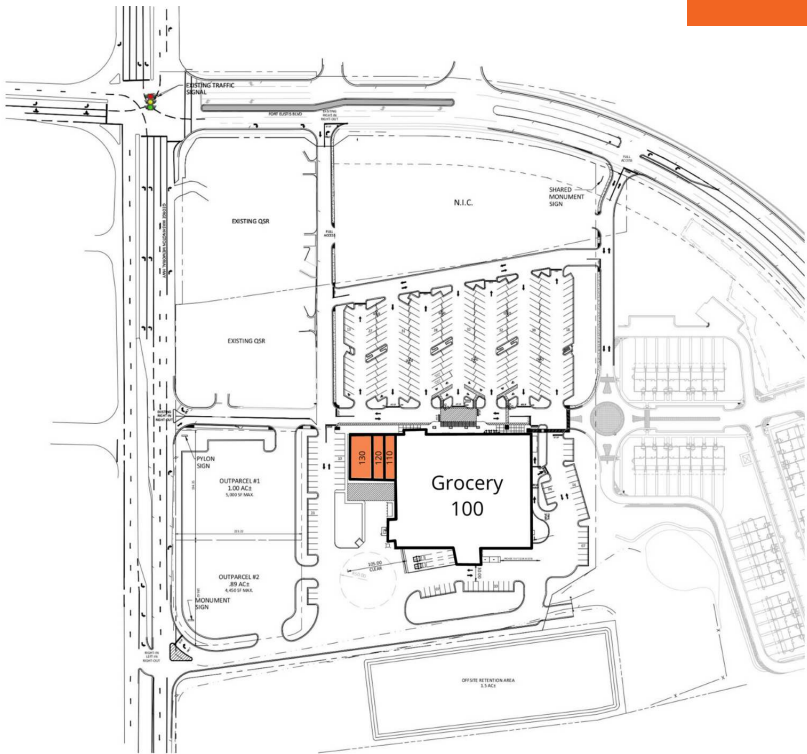
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| SUITE | TENANT NAME | SPACE SIZE |
|-------|-------------|------------|
| 100 | Grocery | 50,325 SF |
| 110 | Available | 1,600 SF |
| 120 | Available | 1,600 SF |
| 130 | Available | 3,200 SF |



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