

# For Sale

7516 George Washington Memorial Highway  
Yorktown, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Travis Waltz**

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Newport News, Virginia 23606

757.327.0333

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*This information was obtained from sources deemed to be reliable but is not warranted.*

*This offer subject to errors and omissions, or withdrawal, without notice.*



**FOR SALE**  
**7516 George Washington Memorial Highway**  
**Yorktown, Virginia**

- Location:** 7516 George Washington Memorial Highway, Yorktown
- Description:** The property is located directly on Route 17 in York County. Potential re-development opportunity. Ideal for insurance office, dentist, attorney's office and more. The site is directly across the street from the newly constructed Tractor Supply.
- Building Size:** 1,137 square feet
- Land Area:** ± .96 acre
- Sale Price:** ~~\$400,000.00~~ **PRICE REDUCED: \$375,000.00**
- Zoning:** GB: General Business. Multiple allowable uses by right.
- General Information:**
- Close access to Interstate-64
  - Median cut at Property for easy ingress and egress
  - Rare opportunity
  - Well established area
  - Surrounded by numerous retailers and solid residential neighborhoods
- Also included:**
- Aerial Maps
  - Location Map

**For Additional Information, Please Contact:**

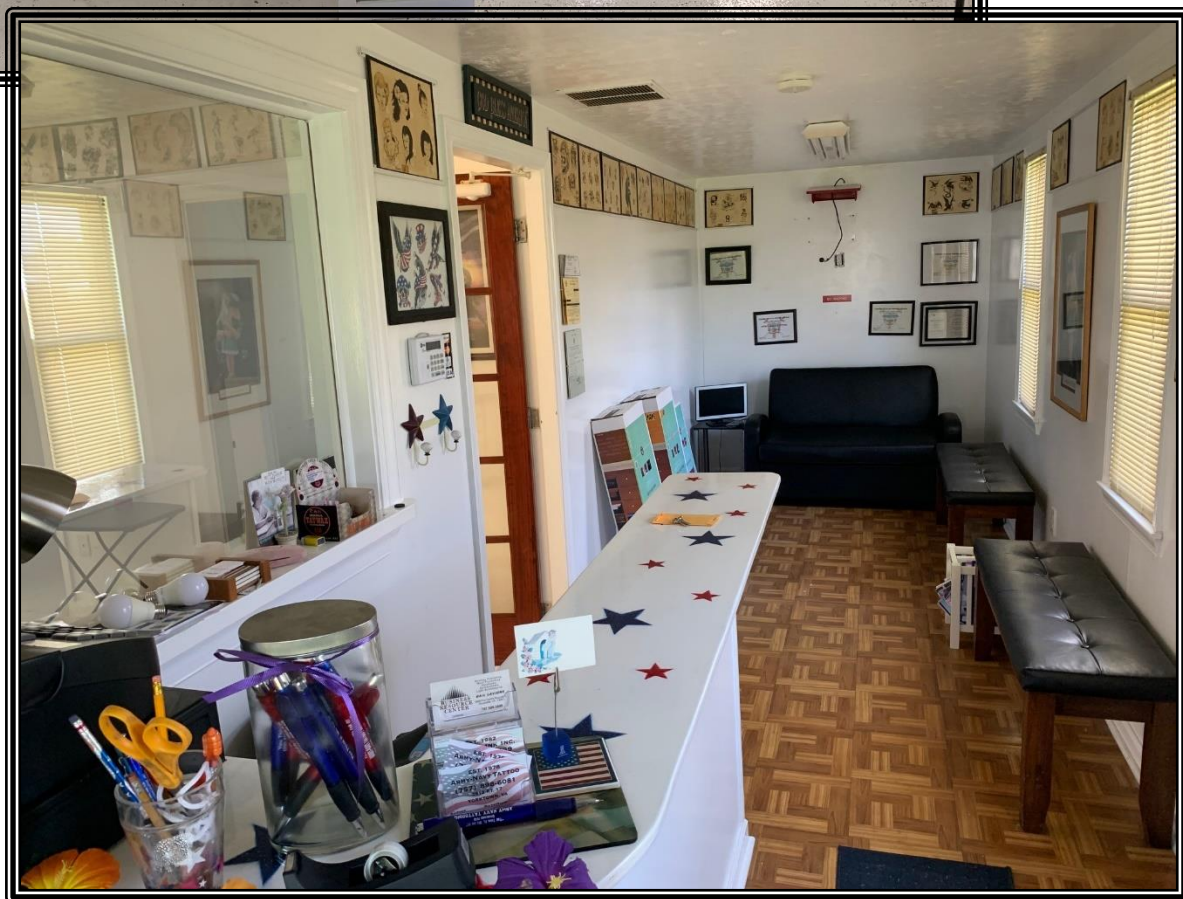
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**Campana  
Waltz**  
Commercial Real Estate, LLC



Located directly across  
the street from the new  
Tractor Supply.



Property consists of  
 $\pm .96$  acres

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**Campana  
Waltz**  
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Signage visible on  
George Washington  
Memorial Highway.

Rear of building



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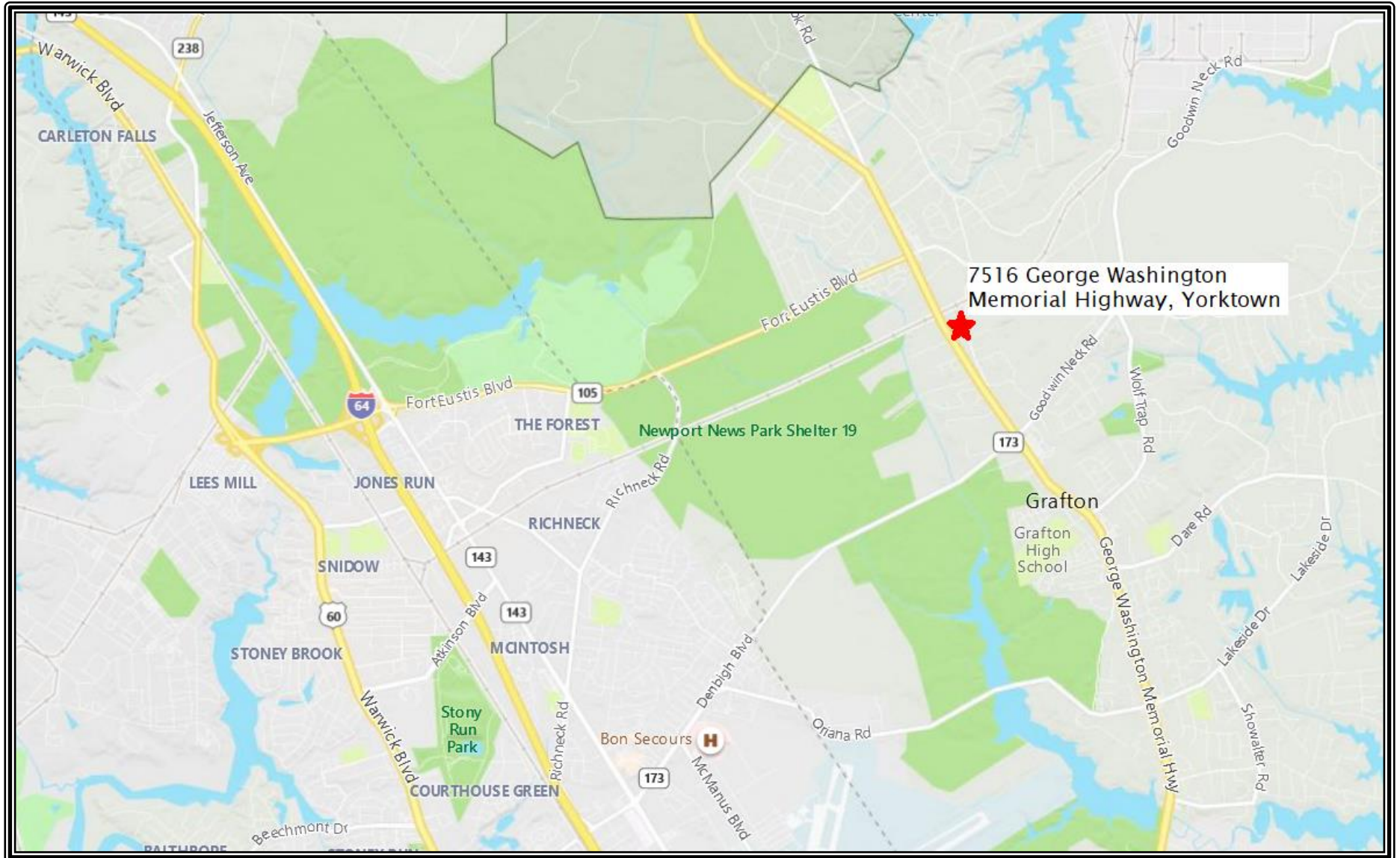
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Yorktown, Virginia



Property is highlighted in yellow and outlined in purple.  
For illustration purposes only.

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# 7516 George Washington Memorial Highway Yorktown, Virginia



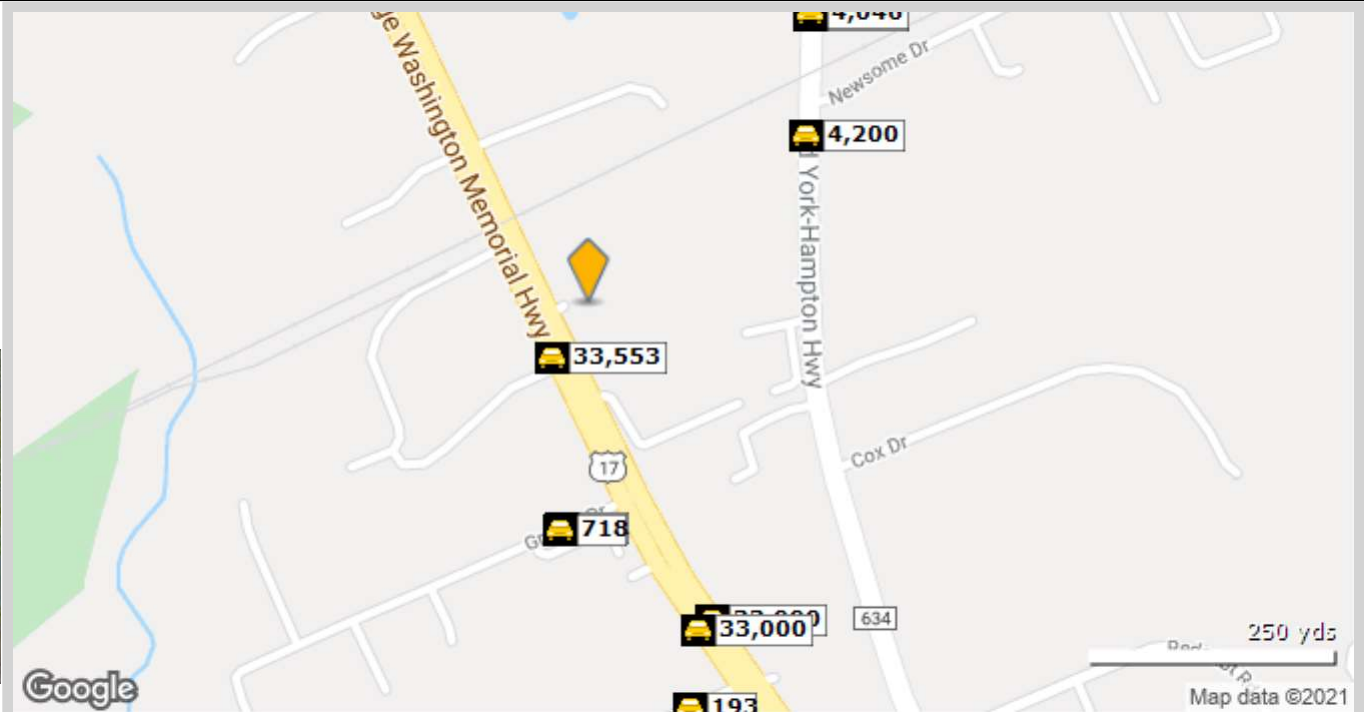
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## Traffic Count Report

7516 George Washington Memoria Hwy, Yorktown, VA 23692

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **1,137 SF**  
 Year Built: **1949**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	George Washington Memorial Hwy	Greene Dr	0.09 SE	2018	29,983	MPSI	.04
2	George Washington Memorial Hwy	Greene Dr	0.09 SE	2020	33,553	MPSI	.04
3	Greene Dr	George Washington Memorial Hwy	0.04 NE	2020	861	MPSI	.13
4	Greene Dr	George Washington Memorial Hwy	0.04 NE	2018	718	MPSI	.13
5	Old York-Hampton Highway	Newsome Dr	0.02 N	2018	4,200	ADT	.17
6	George Washington Memorial Highway	Whites Rd	0.04 SE	2018	33,000	ADT	.20
7	George Washington Memorial Highway	Whites Rd	0.04 SE	2018	33,000	ADT	.20
8	Old York-Hampton Hwy	Newsome Dr	0.05 S	2018	3,628	MPSI	.22
9	Old York-Hampton Hwy	Newsome Dr	0.05 S	2020	4,046	MPSI	.22



## Traffic Count Report

7516 George Washington Memoria Hwy, Yorktown, VA 23692

10	Whites Rd	George Washington Memorial Hwy	0.03 NE	2020	193	MPSI	.24
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## AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the \_\_\_\_\_ Listing Broker, \_\_\_\_\_ Buyer Broker, \_\_\_\_\_ Dual Agent for the property submitted in this information package.

Acknowledged by:

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Campana Waltz Commercial Real Estate, LLC