

For Sale

4724 George Washington Memorial Highway
York County, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Tom Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Tom@CampanaWaltz.com

www.CampanaWaltz.com

Campana Waltz
Commercial Real Estate, LLC

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
4724 George Washington Memorial Highway
York County, Virginia

Location: 4724 George Washington Memorial Highway, York County

Description: The Property is an attractive 1-story restaurant building containing approximately 6,244 square feet and accommodates 200 seats for patrons.

Land Area: 1.88 acres

Sales Price: \$1,100,000.00

Lease: The Ownership will entertain a lease also.

Parking: 83 spaces

Traffic Count: 35,000

Zoning: GB – General Business. Multiple allowable uses by right are attached in the marketing package.

General Information:

- Rare opportunity
- Great road frontage on Route 17
- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

Also included:

- Aerial Maps
- Location Map
- Site Plan
- List of uses which are allowed by right

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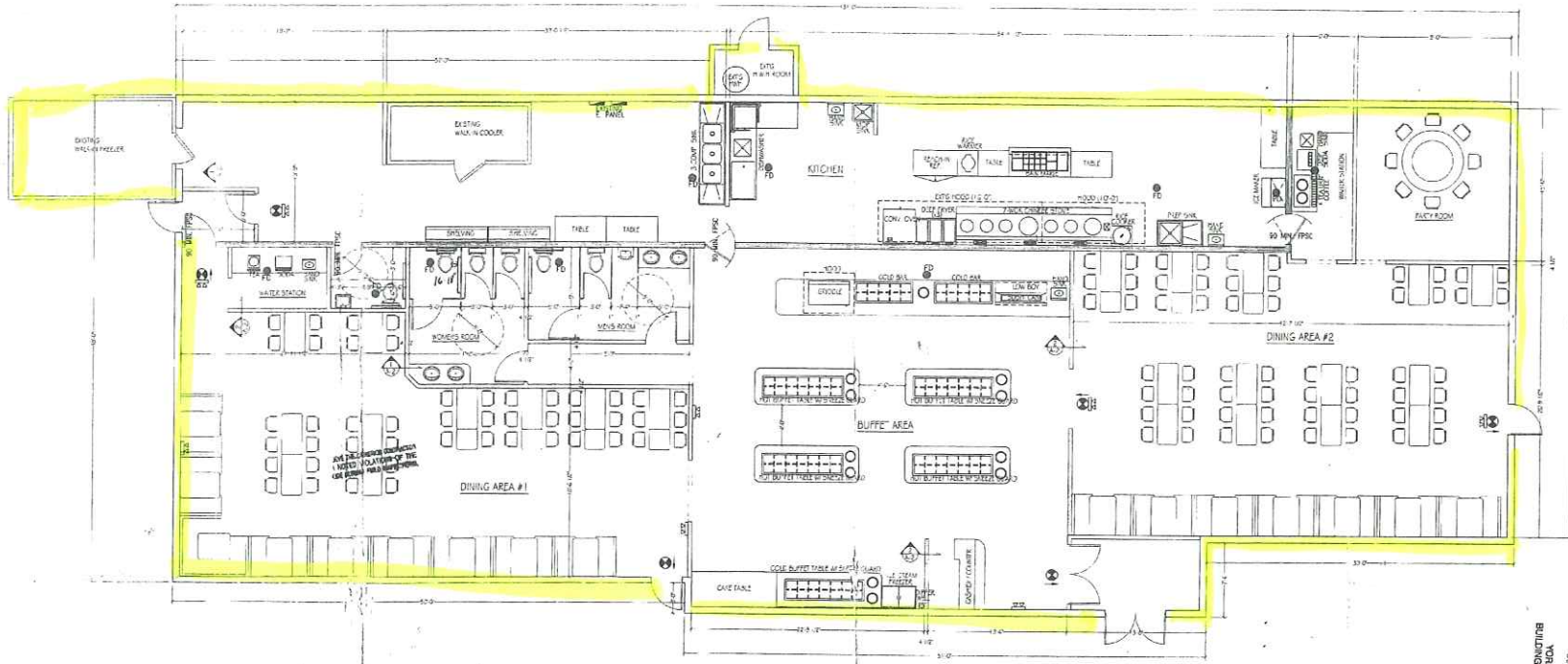
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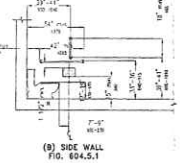
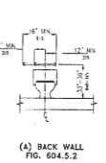
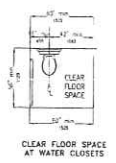
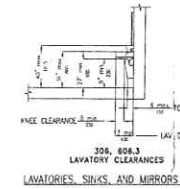
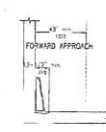
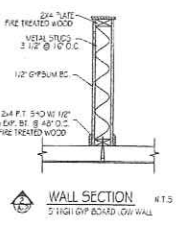
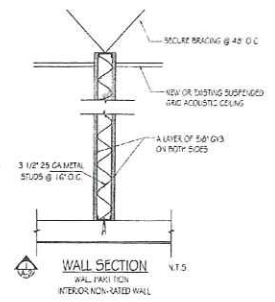
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Commercial Real Estate, LLC



FLOOR PLAN 3/16"=1'-0"

LEGEND

- DOOR
- EX'G WALL TO BE REMAINED
- EX'G BRICK WALL TO BE RE-MARKE
- NEW INTERIOR WALL - 3 1/2" METAL STUD WITH 5/8" DRYWALL ON @ SIDE
- 5' HIGH LOW WALL
- EMERGENCY EX'G FIXTURE WITH 90 MIN. BACK-UP
- EMERGENCY JIGGING FIXTURE WITH 90 MIN. BACK-UP
- FLOOR DRAIN



WATER CLOSETS AND LAV. AS PER ICC/ANSI A117.1-2003 N.T.S.

ADA REQUIREMENT NOTES

1. TOILET PAPER DISPENSER MUST PERMIT CONTACT; PAPER FLOW AND MOUNTED 1" CENTER TO FRONT FLOOR
2. HOT WATER AND HOT WATER LAVATORIES SHALL BE INDICATED OR OTHERWISE CONSIDERED TO PROTECT AGAINST CONTACT
3. TOILET SEALS BE NO GREATER THAN 1/8" CLEARANCE OVER FLAT MATS
4. 3/4" MAX. CLEARANCE VALVES AND ON-FACETS; PACKETS SHALL REMAIN OPEN FOR A MINIMUM OF TEN SECONDS
5. ALL FIXTURES ON GRAB BARS AND COMMUNICS SHALL BE BASED ON 2008
6. TOILET PAPER DISPENSER IS TO LOCATE AT A HEIGHT OF 48" ABOVE FINISHED FLOOR MAXIMUM
7. FRONT FLOOR TYPE ACCESSIBLE DOOR HANDLE ON TOILET STALL
8. PROTRUSION ON REAR ARM DOORS ADJACENT TO LATCH SIDE OF DOOR AT 48" ABOVE FINISH FLOOR. USE NON-CLARE FINISH GRAB BARS AND BARRIERS (809)
9. ALL DOORS NON-WIDTH 2'-0" CLEAR AT 90 DEGREE OPEN

RECEIVED
DEC 11 2008
YORK COUNTY
BUILDING REGULATIONS

DATE: 07/15/2010

KING'S ASSOCIATES INC.
50 ALLEN STREET, NEW YORK, NY 10002
TEL: (212) 274-8833
FAX: (212) 274-8889

FRANK D. MILETO A.I.A.
14 BROADWAY DRIVE, LARK SPRING, NY 11750
TEL: (800) 231-2344 FAX: (609) 426-1111
www.frankdmileto.com

4724 GEORGE WASHINGTON MEMORIAL HIGHWAY
YORK COUNTY, VA

FLOOR PLAN
WALL SECTION

DWG. NO. VA100065
A-2
2 OF 5

Improvement Summary
4724 George Washington Memorial Highway,
York County, Virginia

<u>Foundation:</u>	Concrete slab.
<u>Frame:</u>	Wood
<u>Exterior Walls:</u>	Brick veneer and wood siding.
<u>Roof:</u>	Composition shingles over a plywood deck.
<u>Exterior Access:</u>	The main entrance is on the north side of the building and faces the parking lot. The dining area also has an exit door facing north. The kitchen area has delivery entrance along the east side of the building.
<u>Sprinkler System:</u>	None.
<u>Electrical System:</u>	Three phase electrical service.
<u>HVAC:</u>	The building is heated and cooled by an electric HVAC system.
<u>Interior Finishes:</u>	The dining room area has a combination 'tile/carpet floor covering, wood paneling and drop ceiling, painted and wall papered walls, recessed florescent and ceiling hung lights. The kitchen area has a painted gypsum board ceiling, painted concrete block/ceramic tile/gypsum board walls, tiled floors and surfaced mounted florescent lights.
<u>Equipment:</u>	The equipment in the building associated with the restaurant business including the outside walk-in cooler, inside walk-in cooler, kitchen equipment and dining room fixtures have been well maintained.
<u>Plumbing:</u>	The dining room has a men's and ladies restroom. The kitchen area has two employee restrooms plus plumbing fixtures to accommodate the restaurant use.
<u>Windows:</u>	Tinted, plate glass windows in anodized aluminum frames.
<u>Parking:</u>	The parking lot is striped with 83 parking spaces, which compiles the on-site parking requirement.
<u>Landscaping:</u>	The site has attractive landscaping bordering the building and site. A light, double side trade sign is located west side of the site, adjacent to George Washington Memorial Highway.

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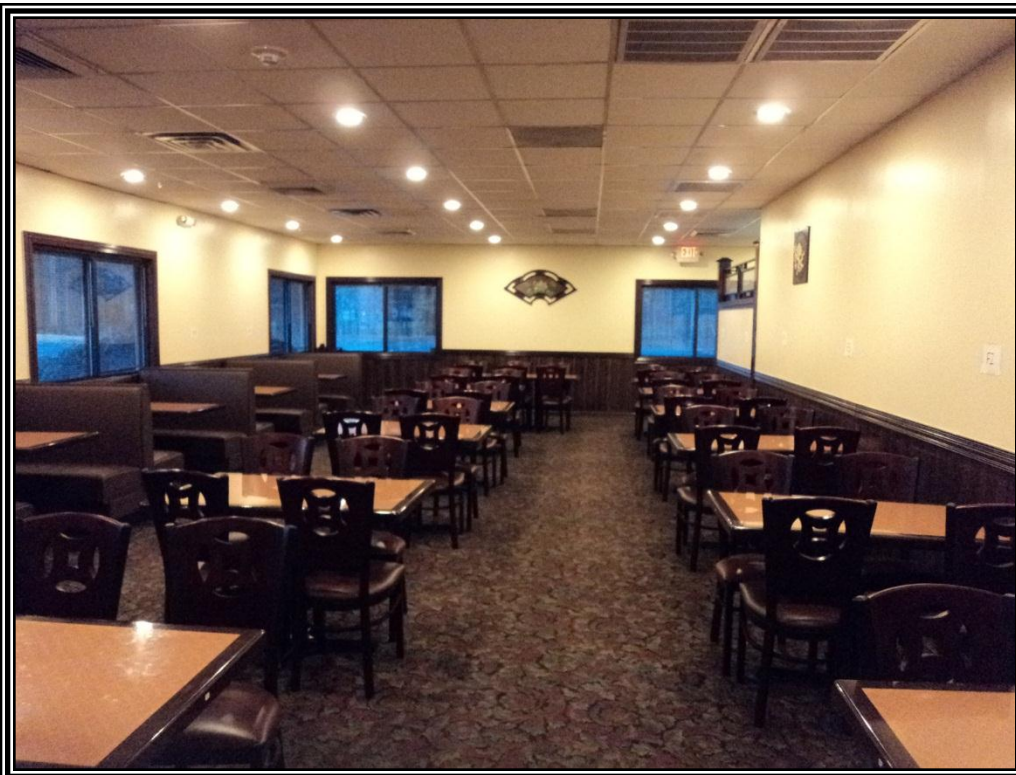
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Neighborhood Summary

The subject property is located in the Grafton section of York County on the east side of U.S. Route 17 (George Washington Memorial Highway), ¼ -mile north of the intersection of Lakeside Drive. The county is generally bound by Newport News to the west and south, the York River and U.S. Naval Weapons Station to the north, and the Chesapeake Bay to the east.

The population of York County was 56,297 based on the 2000 census. On average, the population grew at an annual rate of about 4% per annum between 1960 and 2000 (21,583 to 56,297 persons).

York County's economic base is closely tied to tourism and the military. It is the site of the Yorktown Naval Weapons Station, as well as tourist attractions such as the Yorktown Battlefield and Water Country USA. Major industry includes the Amoco Oil refinery and a Philip Morris plant.

Commercial uses fronting this section of George Washington Memorial Highway include a variety of uses including strip centers, free standing retail buildings, office buildings, convenience stores/gasoline stations and churches. Residential development is primarily located to the east of the subject property. Many of these neighborhoods benefit from water views and frontage along the Poquoson River.

George Washington Memorial Highway (U.S. Route 17) is a median divided, four-lane highway that extends from the James River Bridge (Hampton, VA) to Gloucester, Virginia and adjoining counties to the north. Additional access to the neighborhood is provided by Denbigh Boulevard which, intersection George Washington Memorial Highway, one mile north of the subject, and extends to the Warwick River in Newport News.

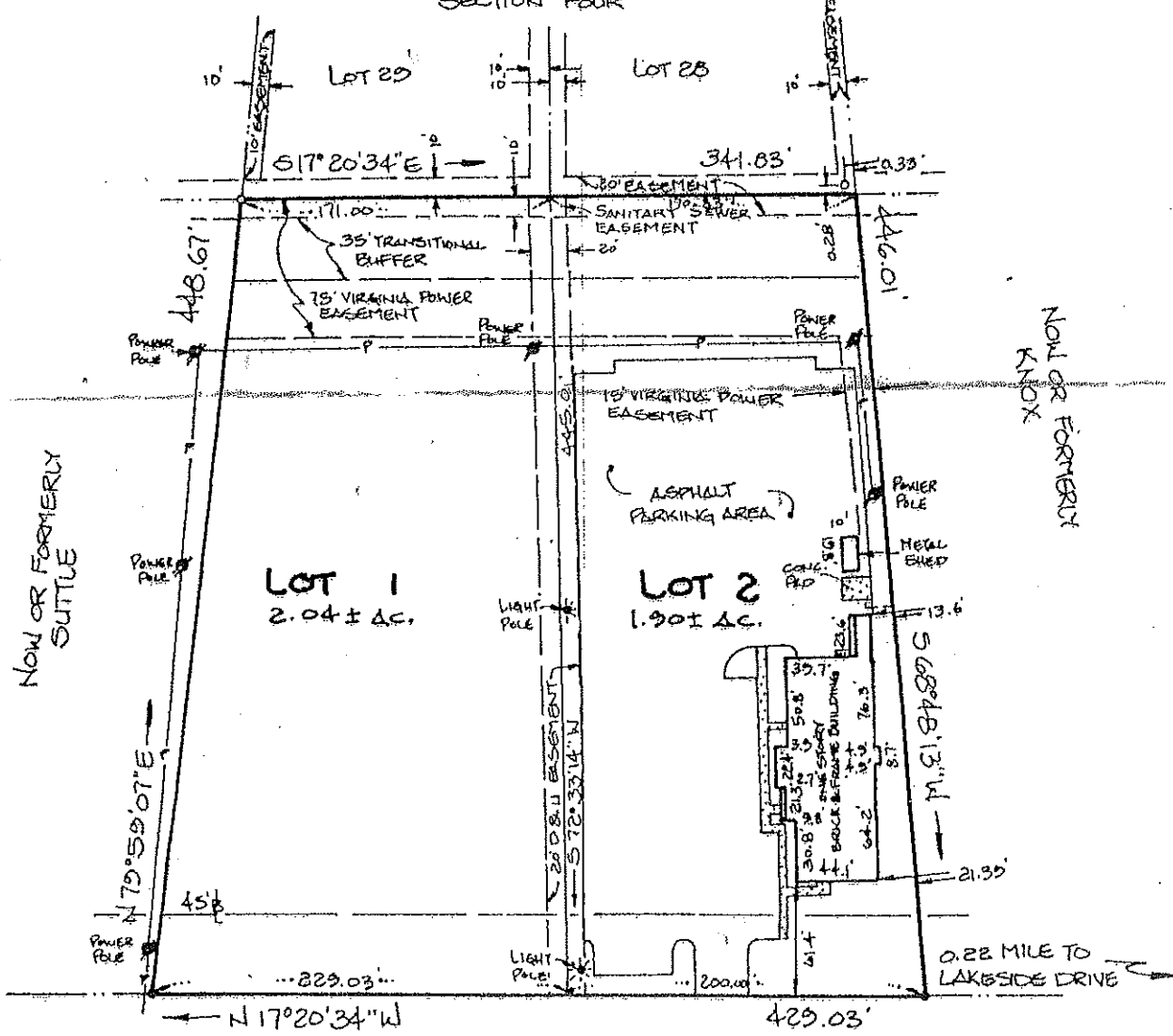
The most proximate commercial development in the county is south of the subject in the Grafton area. Washington Square and the Grafton Shopping Center are both located at the intersection of Dare Road and Route 17. Washington Square is a 156,000+ SF community center anchored by Roses, Food Lion and Rite Aid. Grafton Shopping Center is a 60,000+ neighborhood center. Other development at the intersection includes banks, gas stations, and fast food restaurants.

The focus of residential and commercial development in York County has been at Kiln Creek, which is located in the southern end of the county at Victory Boulevard, southwest of the subject. The development encompasses areas of both York County and Newport News. Kiln Creek contains 1,200 acres and will ultimately include 2,500 to 4,000 residential units. Commercial development includes a Super K store, Real Cinema complex, a Farm Fresh supermarket, and a variety of in-line and free-standing retail and service businesses.

In summary, the subject is well located on U. S. Route 17, a heavily traveled thoroughfare through York County. The proximity to employment centers and the easy access should continue to make the subject a viable property based on its current use.

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LAKESIDE FOREST SECTION FOUR

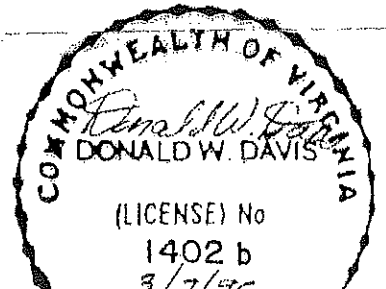


GEORGE WASHINGTON MEMORIAL HIGHWAY
(U.S. ROUTE # 17)

NOTE : PROPERTY SHOWN HEREON IS LOCATED
IN ZONE X AS SHOWN ON FLOOD
INSURANCE RATE MAP COMMUNITY-
PANEL NUMBER 510182 0037 B,
EFFECTIVE DATE : DECEMBER 16, 1988.

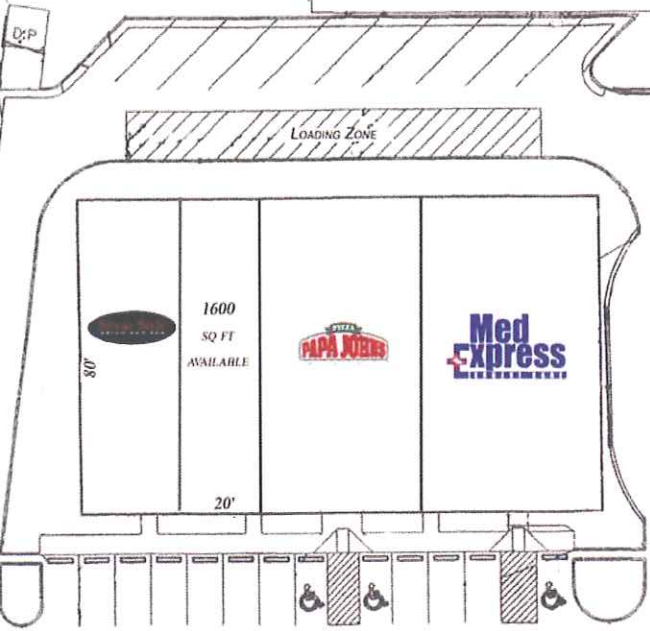
SYMBOLS:

- PIPE FOUND
- PIPE SET
- ROD FOUND



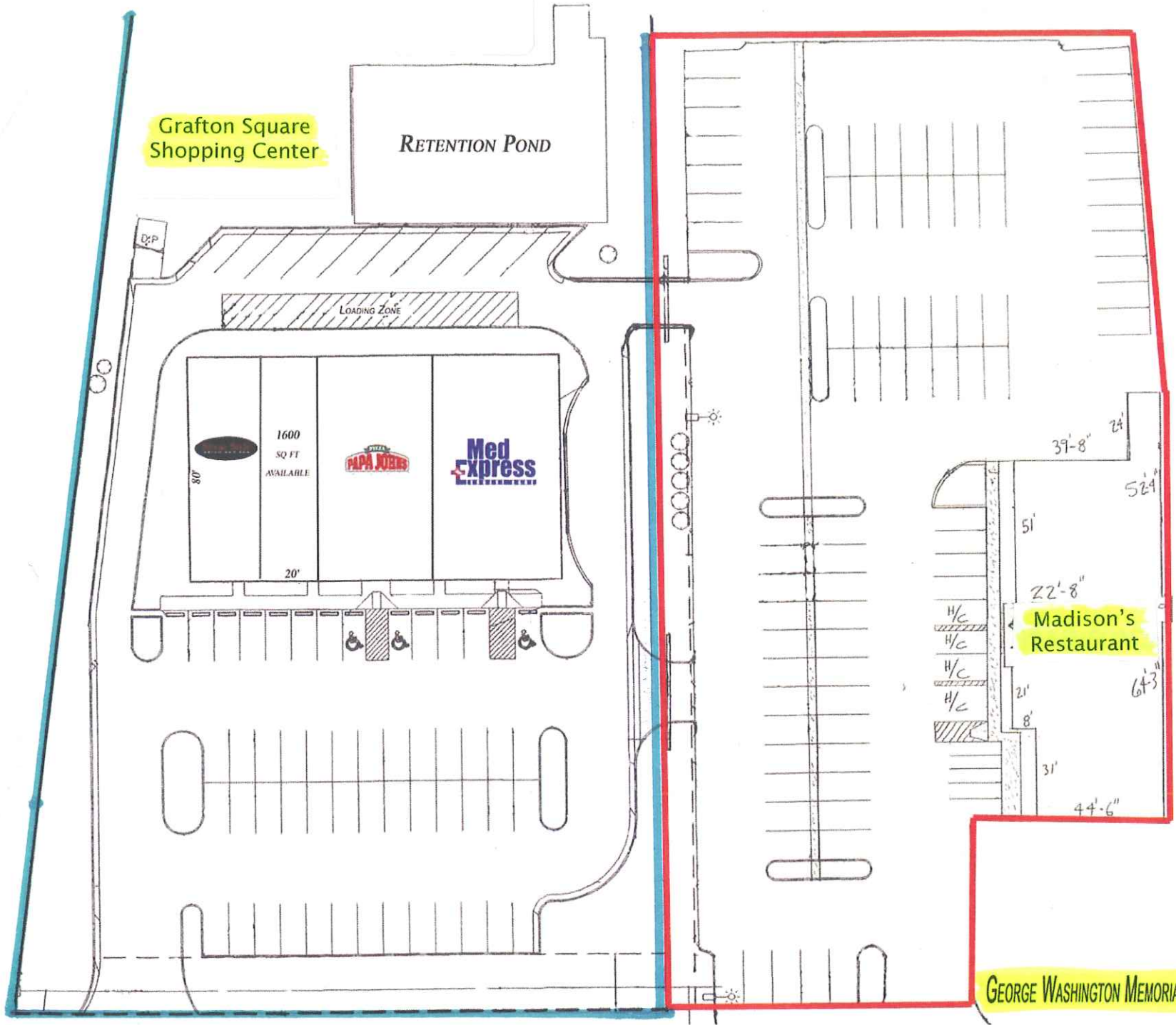
Grafton Square Shopping Center

RETENTION POND



Madison's Restaurant

GEORGE WASHINGTON MEMORIAL HWY. (HWY. 17)

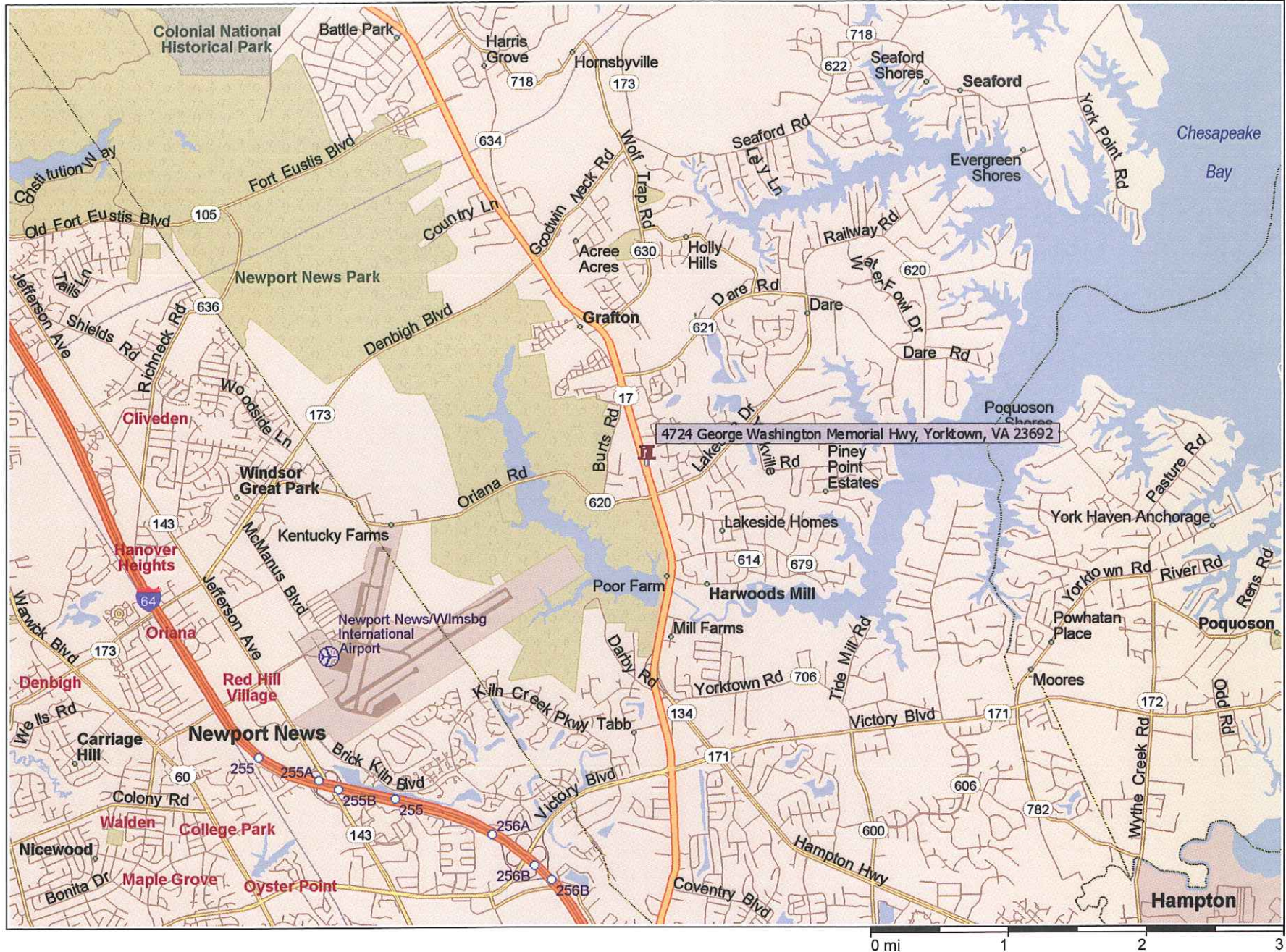


Property Identification
4724 George Washington Memorial Highway
York County, Virginia

The subject property consists of a 1.88 acre site that is located at 4724 George Washington Memorial Highway, York County, Virginia. The site is improved with a one-story restaurant building and associated site improvements. The Real Estate Assessor for York County identifies the subject property with G-Pin number S06d-2599-0034. The legal description for 4724 George Washington Memorial Highway is:

All that certain piece or parcel of land situate, lying and being in York County, containing between 1.8942 acres and more particularly described as follows: Beginning at a point marked by an iron pipe in the easterly right of way U.S. Route 17 where the property herein joins the property of Knox and from that point of the beginning thence running North 68° 48' 13" E a distance of 446.01 feet; thence North 17° 20' 34" West a distance of 170.83 feet; thence South 72° 33' 12" West a distance of 445.01 feet in the easterly line of U.S. Route 17; these South 17° 20' 34" East a distance of 200.00 feet to the point of beginning.

4724 George Washington Memorial Highway, York County, Virginia



GB (General Business) Allowable Uses, York County

Page 1 of 6

Category 1 – Residential Uses

Tourist Home, Bed and Breakfast	P
Senior Housing – Independent Living Facility Detached or attached units with individual outside entrances	S

Category 2 – Agriculture, Animal Keeping, and Related Uses

Horsekeeping in conjunction with Residential Use	S
Plant Nursery or Greenhouse	
Wholesale only	P
Retail Sales with or without wholesale sales	P
Retail or Wholesale with Accessory Landscape Contracting Storage & Equipment	S
Animal Hospital, Vet Clinic, Commercial Kennel Without Outside Runs	P
With Outside Runs	S
Commercial Orchard or Vineyard	S
Forestry	S
Farmer's Market	P

Category 3 – Home Occupations

None

Category 4 – Community Uses

Meeting Halls, Recreational, Social Uses, or Private Clubs Operated by Social, Fraternal, Civic, Public, or Similar Organizations	P
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Category 5 – Educational Uses

Pre-School, Child Care, Nursery School	P
Elementary, Intermediate, High School and/or Vo-Tech and related Support Facilities	P
a) York County	P
b) Other	P
Technical, Vocational, Business School	P
College/University	P

Category 6 – Institutional Uses

Place of Worship including Accessory Parsonage, Parochial School, Accessory Day Care, Accessory Cemetery	P
Senior Housing – Congregate Care	S
Senior Housing – Continuing Care Retirement Community	S

GB (General Business) Allowable Uses, York County

Page 2 of 6

Nursing Home	S
Medical Care Facility, including General Care Hospital, Trauma Center	P
Emergency Care/First –Aid Centers or Clinics	P
Secured Medical Facility	S
Category 7 – Public and Semi-Public Uses	
Conference Center	P
Post Office	P
Museum	P
Government Offices	P
Public Safety Facilities (Fire, Rescue, Sheriff)	P
Park or Recreation Facilities (Civic or Semi-Public), excluding golf courses	P
Governmental Park & Recreation Facilities (Athletic and Non-Athletic)	P
Cemetery	P
Correctional Facility – County Jail	P
Category 8 – Temporary Uses	
Carnival, Circus, Fair, Festival or Similar Special Event	A
Sale of Seasonal Items such as Christmas Trees, Produce	A
Recycling Collection Point	A
Craft Shows & Sales	A
Flea Markets	S
Temporary Construction Office Trailers & Buildings	A
Temporary Construction Workers’ Parking	P
Temporary Trailers for Business or School Use	A
Model Home Display Parks	S
Category 9 – Recreation and Amusement (Non-Governmental)	
Theater – Indoor	P
Health, Exercise, Fitness Centers including Swimming And Racquet Sports	
a) Indoor only	P
b) Indoor & Outdoor	P
Bowling Alley	P
Video Arcade, Pool Hall, Billiards Hall, Bingo Hall	S
Indoor Family Amusement Center	P
Skating Rink	P
Firing Range – Indoor Only	S

GB (General Business) Allowable Uses, York County

Page 3 of 6

Miniature Golf, Waterslide, Skateboard Rink, Baseball Hitting Range, Outdoor Commercial Amusement	S
Golf Driving Range	P
Campgrounds	S
Theme Park, Amphitheater, Stadium	S
Category 10 – Commercial / Retail	
Antiques/Reproductions, Art Gallery	P
Wearing Apparel Store	P
Appliance Sales	P
Auction House	P
Convenience Store	S
Grocery Store	P
Book, Magazine, Card Shop	P
Camera Shop, One-Hour Photo Service	P
Florist	P
Gifts, Souvenirs Shop	P
Hardware, Paint Store	P
Hobby, Craft Shop	P
Household Furnishings, Furniture	P
Jewelry Store	P
Lumberyard, Building Materials	S
Music, Records, Video Tapes	P
Drug Store	P
Radio and TV Sales	P
Sporting Goods Store	P
Firearms Sales and Service	S
Tobacco Store	P
Toy Store	P
Gourmet Items/Health Foods/Candy/Specialty Foods/Bakery Shops	P
ABC Stores	P
Bait, Tackle/Marine Supplies including Incidental Grocery Sales	P
Office Equipment & Supplies	P
Pet Store	P
Bike Store, including Rental/Repair	P
Piece Goods, Sewing Supplies	P
Optical Goods, Health Aids or Appliances	P
Fish, Seafood Store	P
Department, Variety, Discount Store	P
Auto Parts, Accessories (new parts)	P

GB (General Business) Allowable Uses, York County

Page 4 of 6

Second Hand, Used Merchandise	
Retailers (household items, etc.)	P
Without outside display/storage	S
Storage Shed and Utility Building Sales/Display	S
Home Improvement Center	P
Category 11 – Business / Professional Service	
Broadcasting Studio	P
Barber/Beauty Shop	P
Apparel Services (Dry Cleaning/Laundry Retail)	P
Laundromat, Tailor, Shoe Repair, Etc.	
Funeral Home (may include cremation services)	P
a) Cremation Services (Humans or Pets)	S
Photographic Studio	P
Film Processing Lab	P
Household Items Repair	P
Fortune Teller	S
Pawn Shop	S
Banks, Financial Institutions	P
Freestanding Automatic Teller Machines	P
Payday Loan Establishments	S
Offices	P
Hotel & Motel	P
Timeshare Resort	S
Restaurant/Sit Down	P
Restaurant/Brew-Pub	P
Restaurant/Fast Food	P
Restaurant/Drive In	P
Restaurant – Carryout/Delivery only	P
Catering Kitchen/Services	P
Nightclub	S
Commercial Reception Hall or Conference Center	P
Small-Engine Repair (Lawn and Garden equipment, Outboard Motors, etc.)	P
Tool, Household Equipment, Lawn & Garden Equipment, Rental Establishment	P
Establishments Providing Printing, Photocopying, Blueprinting, Mailing, Facsimile Reception & Transmission or similar Business Services To the General Public, and Business and Professional Users	P
Professional Pharmacy	P

GB (General Business) Allowable Uses, York County

Page 5 of 6

Category 12 – Motor Vehicle / Transportation

Car Wash	S
Automobile Fuel Dispensing Establishment / Service Station (May include Accessory Convenience Store and/or Car Wash)	S
Auto Repair Garage	S
Auto Body Work & Painting	S
Auto or Light Truck Sales, Rental, Service (New Or Used Vehicles Sales) including Motorcycles Or R.V.'s	
a) Without Auto Body Work & Painting	S
b) With Body Work & Painting	S
Heavy Truck and Equipment Sales, Rental, Service	S
Farm Equipment Sales, Rental, Service	S
Manufactured Home Sales, Rental, Service	S
Boat Sales, Service, Rental, and Fuel Dispensing	P
Heliport	S
Helipad	S
Bus or Rail Terminal	P
Taxi or Limousine Service	P
Recreational Vehicle Storage Facility	S

Category 13 – Shopping Centers / Business Parks

Neighborhood Shopping Center	P
Community or Regional Shopping Center	P
Specialty Shopping Center	P
Office Park	P

Category 14 – Wholesaling / Warehousing

Wholesale Auction Establishment	
a) Without Outdoor Storage/Activity	P
b) With Outdoor Storage	S
Warehousing, including Moving and Storage Establishment	S
Wholesale Trade Establishment (May include Accessory Retail Sales)	
a) Without Outdoor Storage	P
b) With Outdoor Storage	S
Mini-Storage Warehouses, Multi-Story	S

GB (General Business) Allowable Uses, York County
Page 6 of 6

Category 15 – Limited Industrial Activities	
Laboratories, Research/Development Testing Facilities	S
Publishing, Printing, Other than General Public Business/Professional Services	P
Computer and Technology Development and Assembly Contractors' Shops (e.g., Plumbing, Electrical, Mechanical, HVAC, Home Improvement or Construction, Swimming Pool, Landscaping, Cabinetmaking, General Building, Excavating, etc.)	P
a) With Enclosed Storage of Equipment Or Materials	P
b) With Outdoor/Exposed Storage	S
Manufacture or Assembly of Electronic Instruments Components, Devices	S
Machine Shops & Fabricators	S
Sales, Distribution, and Installation of Glass, including Windows, Mirrors, and/or Automobile Glass	P
Recycling Center	S
Category 16 – General Industrial	
Soil Stockpiling	A
Reclamation of Non-Conforming Borrow Pits	P
Category 17 – Utilities	
Electric Substations, Distribution Center, Transformer Stations, Telephone Exchanges	A
Sewage Pump/Lift Stations	P
Water Storage Towers	S
Radio, Television, Microwave Facilities	S
Utility Transmission Facilities other than Normal Distribution Facilities (Essential Services) Including Telephone Exchanges, Pipelines, High Voltage Power Lines	S

P = Permitted Use

S = Permitted by Special Use Permit

A = Permitted by Administratively Issued Permit

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:

Campana Waltz Commercial Real Estate, LLC