

US 17 & BURLEIGH ROAD

Gloucester, Virginia

OUTPARCELS FOR SALE



Chris Rouzie | chris.rouzie@thalhimer.com | 757 596 2897



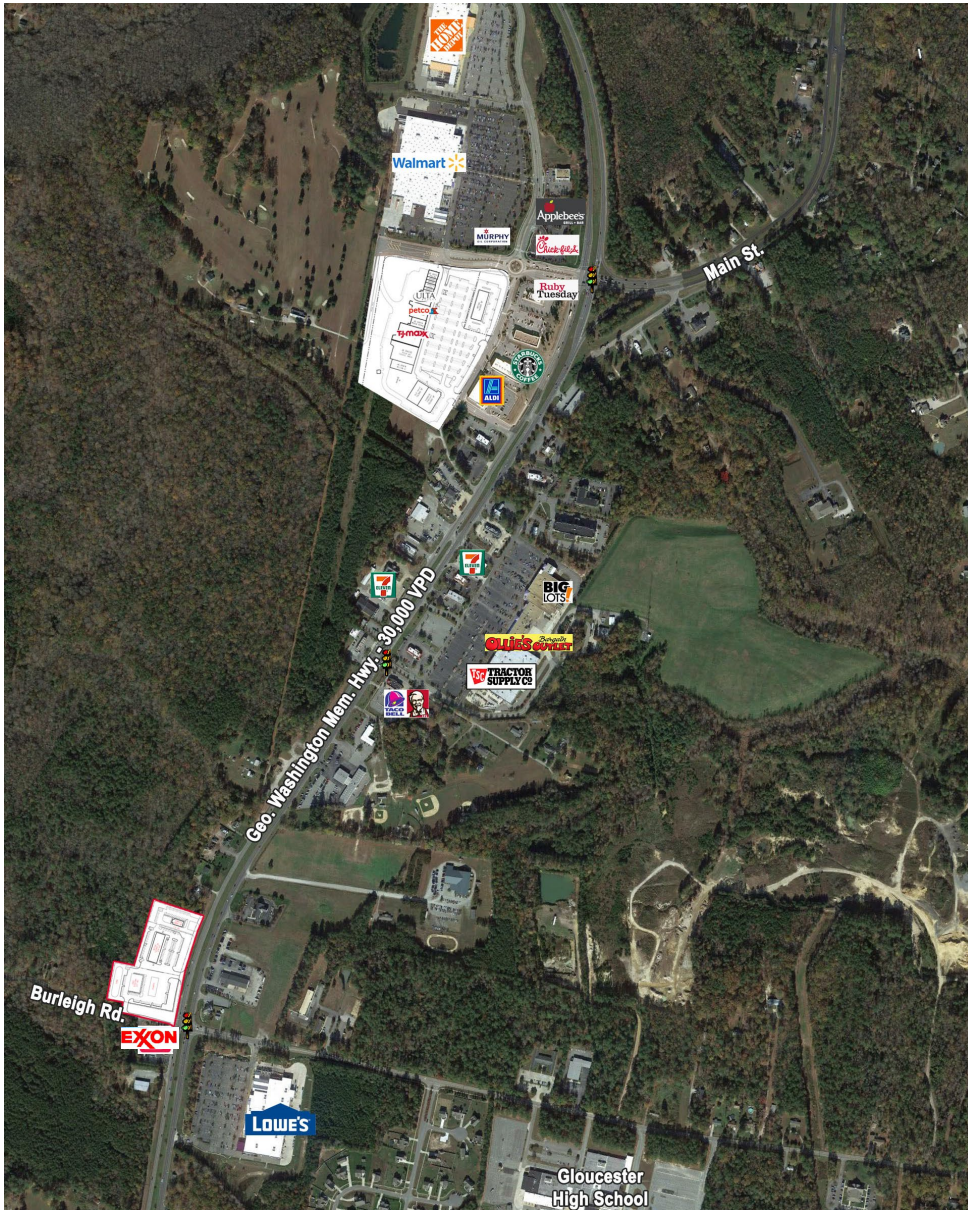
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

US 17 & BURLEIGH ROAD

Gloucester, Virginia

OUTPARCELS FOR SALE



COMMENTS

- ± 2.5 acre corner parcel at traffic signal
- 1,400 – 5,000 SF retail space
- Outparcels for QSR, automotive, carwash
- Gateway to Villages at Gloucester Development with 1,142 units planned
- Close proximity to Gloucester High School which has 2,000 students, teachers & staff

TRADE AREA DEMOGRAPHICS

POPULATION

2024 Estimated Population 77,546

HOUSEHOLDS

2024 Estimated Households 33,059

2024 Est. Average Household Income \$109,915

2024 Est. Median Household Income \$79,423

2024 Est. Per Capita Income \$47,001

BUSINESSES

2024 Est. Total Businesses 2,309

2024 Est. Total Employees 16,935

US 17 & BURLEIGH ROAD

Gloucester, Virginia

For more information, please contact:

Chris Rouzie | chris.rouzie@thalhimer.com | 757 596 2897



One BayPort Way
Suite 100
Newport News, VA 23606
thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.