

RETAIL & OFFICE FOR LEASE

19,463 SF



MAIN STREET CENTER

6872 – 6920 MAIN STREET, GLOUCESTER, VIRGINIA



CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY HIGHLIGHTS

- Retail Availability:
- 1,600 SF (fully built out)
 - 2,100 SF former restaurant
 - 2,000 SF in-line space
 - 9,700 SF former Rite Aid

- Office Availability:
- 4,063 SF office (currently medical space with potentially an additional \pm 100 SF available)

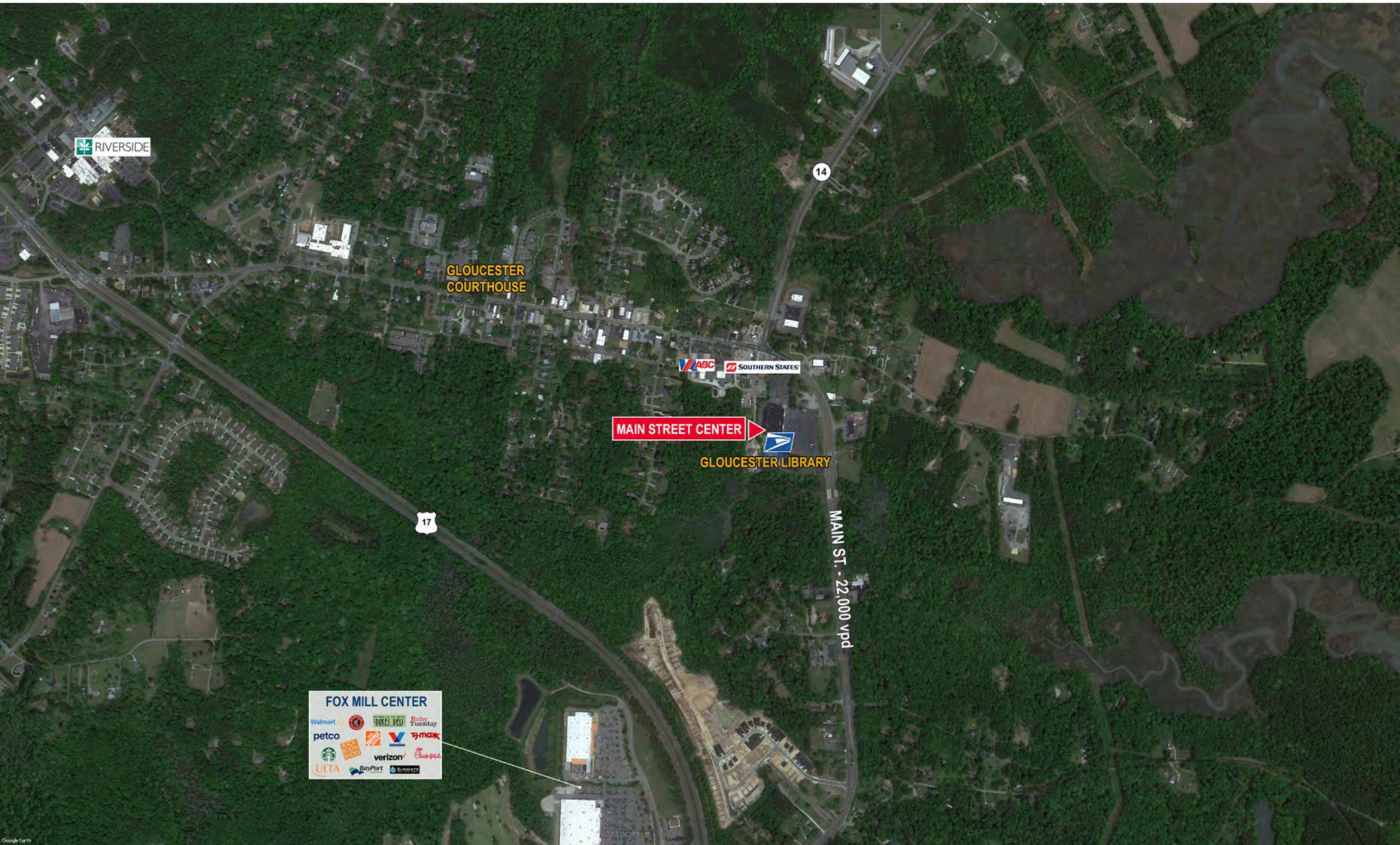
Rate: \$15.25/SF

Location: 72,827 SF center conveniently located on Main Street, just off George Washington Memorial Highway (Rt. 17)

Anchors: Dollar General, US Post Office & the Gloucester County Public Library

Traffic: 22,000 VPD





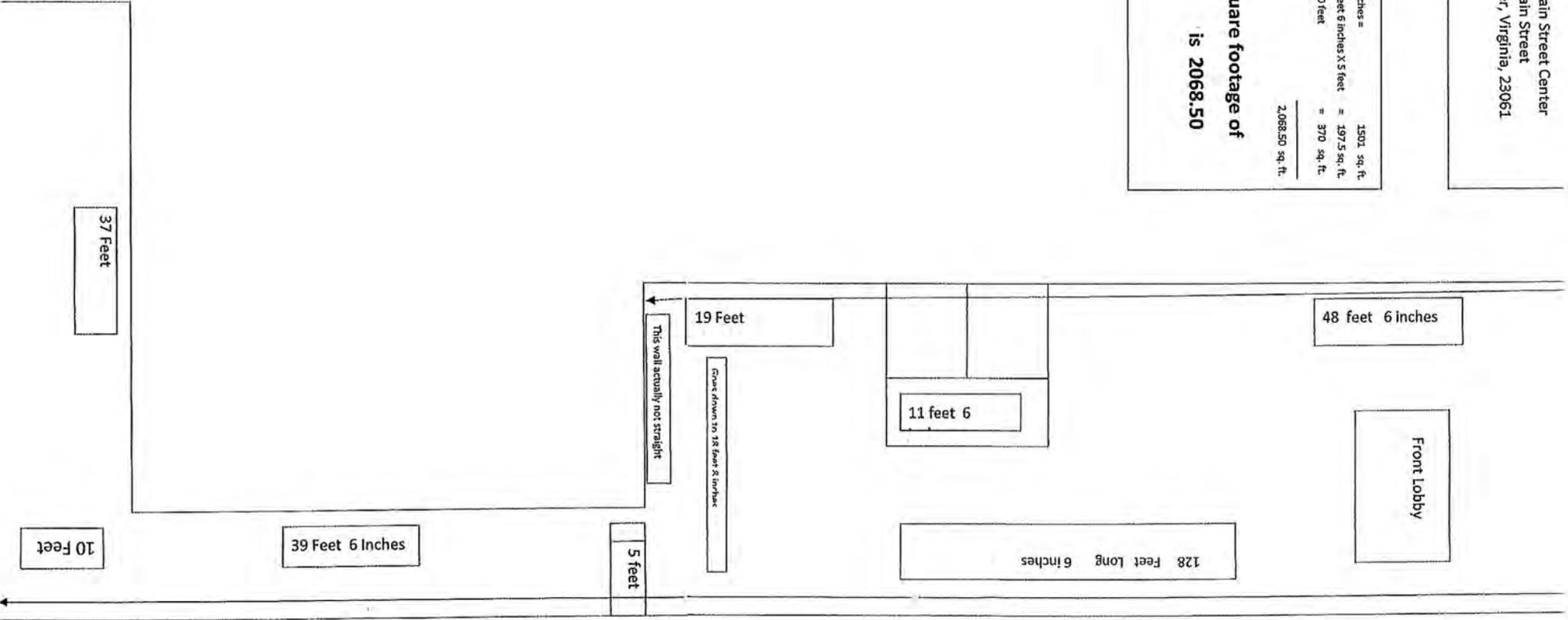


AVAILABLE SPACES

Gloucester Main Street Center
6904 Main Street
Gloucester, Virginia, 23061

Lobby Area 19 feet X 79 inches = 1501 sq. ft.
 Walkway to store room 39 feet 6 inches X 5 feet = 197.5 sq. ft.
 Storage room 37 feet by 10 feet = 370 sq. ft.
 2,068.50 sq. ft.

Actual Square footage of is 2068.50

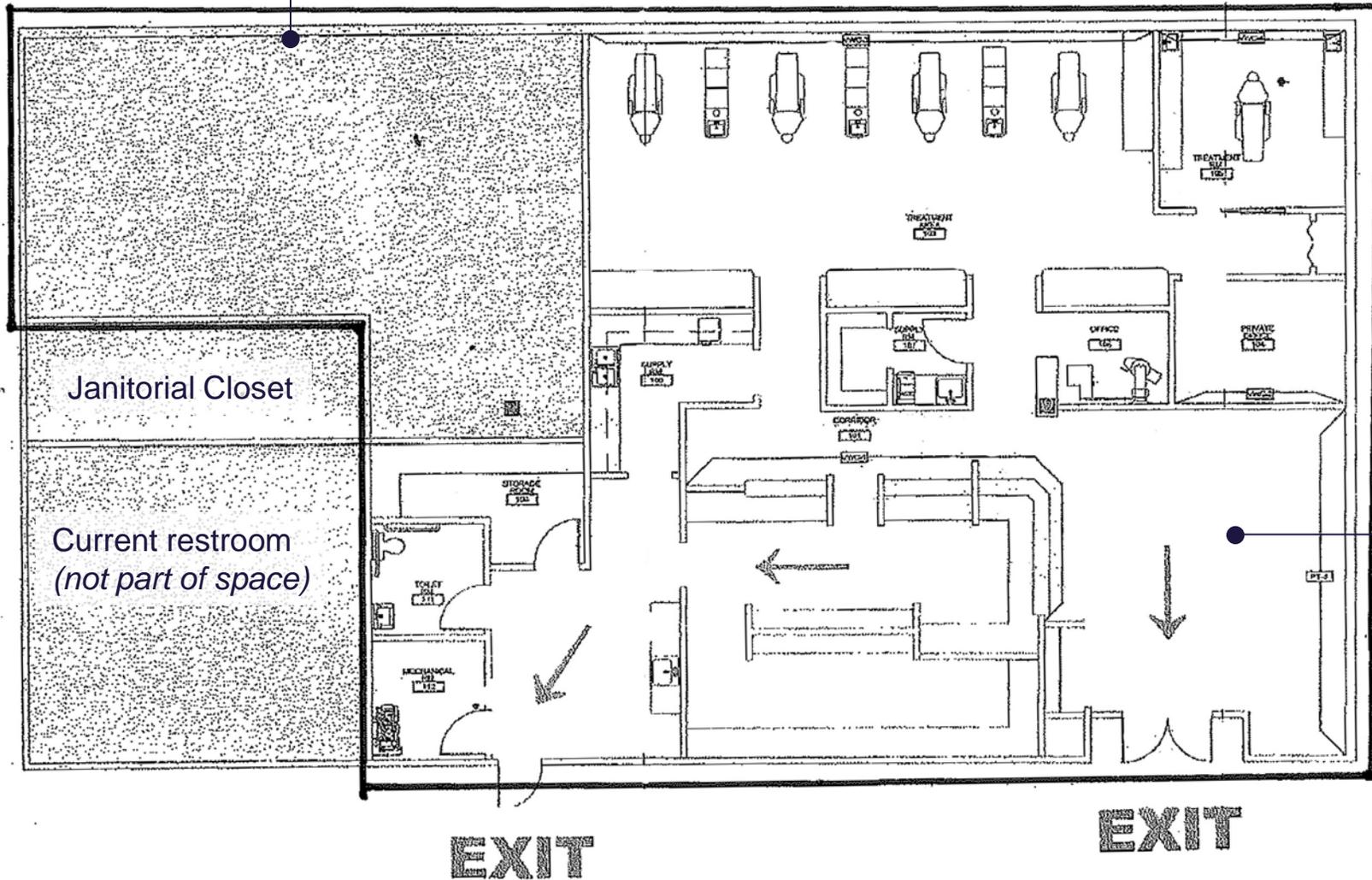


RESTAURANT SPACE



Space to be added

4,063 SF



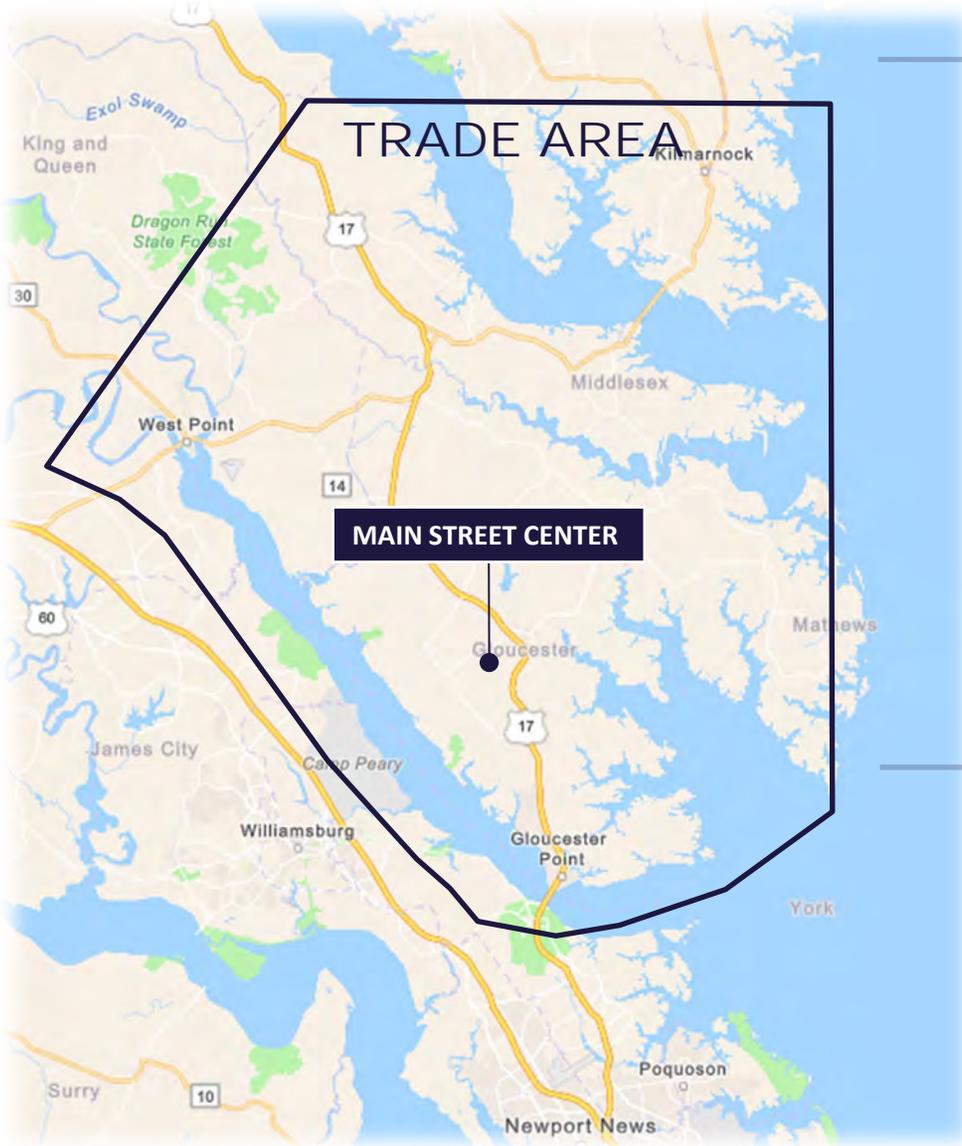
Reception & waiting area

EXIT

EXIT



FORMER
DENTAL SPACE



TRADE AREA DEMOGRAPHICS

POPULATION	
2024 Estimated Population	77,546
2029 Projected Population	81,083
2020 Census Population	75,404
HOUSEHOLDS	
2024 Estimated Households	33,059
2029 Projected Households	33,837
2020 Census Households	31,940
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
RACE	
2024 Est. White	81.4%
2024 Est. Black	12.4%
2024 Est. Hispanic	3.5%
2024 Est. Other Races	2.7%



TRADE AREA DEMOGRAPHICS

CONTACT INFORMATION

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