

5600 GW MEMORIAL HIGHWAY

Yorktown, VA 23692

± 6.94 ACRES AVAILABLE | FOR SALE



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PROPERTY OVERVIEW

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PROPERTY ADDRESS

Address	5600 George Washington Memorial Hwy.
City	Yorktown
County	York County
State	Virginia
Zip Code	23692

POPULATION

	1 Mile	3 Mile	5 Mile
2024 Total Population	7,021	30,799	115,342
2029 Total Population	6,274	28,225	105,256
Annual Rate	-0.08%	0.32%	-0.06%

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2024 Households	2,859	12,023	46,290
2029 Households	2,887	12,387	46,962

INCOME

	1 Mile	3 Mile	5 Mile
2024 Average Household Income	\$116,357	\$135,500	\$112,821



6.94 ACRES
AVAILABLE



+ 270'
FRONTAGE



34,000 VPD - GW MEMORIAL HWY
TRAFFIC COUNTS



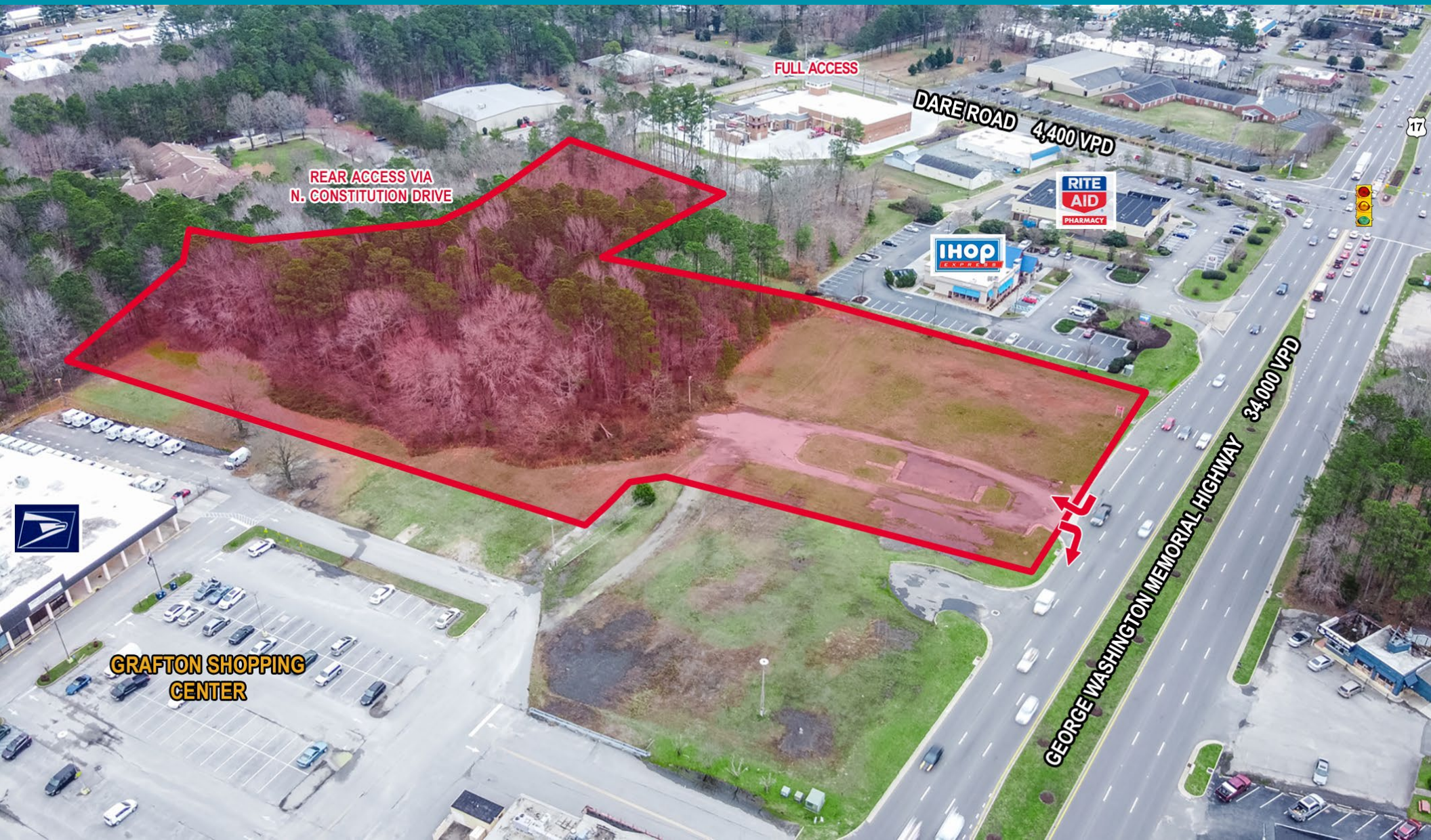
GENERAL BUSINESS
CURRENT ZONING

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PROPERTY LOCATION

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LOCATION OVERVIEW

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Yorktown, Virginia

Yorktown is a part of the larger Hampton Roads area, a collaborative network of ten cities and five counties, all offering their own unique features while working together to create a community of commerce that serves as a vibrant and accommodating location for businesses to prosper. Hampton Roads is the fifth largest metro area in the Southeastern U.S. with a population of more than 1.7 million. Located at the confluence off the Chesapeake Bay and Atlantic Ocean, Hampton Roads is home to the Port of Virginia, the fastest growing port on the East Coast, and the world's largest naval base, Norfolk Naval Station. The port boasts the largest natural deep-water harbor on Earth and all major shipping lines call on the Port of Virginia, providing direct access to over 80 ports worldwide.

The two Class I railroads service Hampton Roads have extensive infrastructure with double-stacked container capabilities for distribution throughout the East Coast and Mid-West. Hampton Roads boasts continually growing global corporate community, hosting 164 international firms representing 28 countries. Hampton Roads enjoys a mild, temperate climate, which not provides an array of recreational opportunities to its residents and bolsters tourism but allows its commercial waterways to remain ice-free year-round.



No. 1
State for Higher Education
- SmartAsset, 2019



No. 1
State in Prosperity Cup
- Site Selection magazine, 2019



No. 1
State for Workforce Development (Atlantic)
- Site Selection magazine, 2019

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YORKTOWN

The Yorktown Appeal

Yorktown's rich history, national parks, and award-winning brewery scene attracts visitors from all over the United States.



No. 10
Best City to Work in Tech
- *Student Loan Hero, 2018*



No. 4
Smartest localities in VA for mortgages
- *SmartAsset, 2016*

