

# RETAIL FOR LEASE



## FOX MILL CENTRE GLOUCESTER, VIRGINIA



CUSHMAN &  
WAKEFIELD

THALHIMER



# PROPERTY HIGHLIGHTS

## PROPERTY DETAILS

**Available  
Spaces:**

**1,402 SF & 1,856 SF**

Project Size: +450,000 SF of Retail

Location: Centrally within Gloucester's main business corridor

Anchors: Walmart, Home Depot and TJ Maxx

Jr. Anchors: Rack Room Shoes, Ulta and PetCo

Outparcel: Chick-fil-A, Applebee's, Ruby Tuesday, and Starbucks



## Site Availabilities

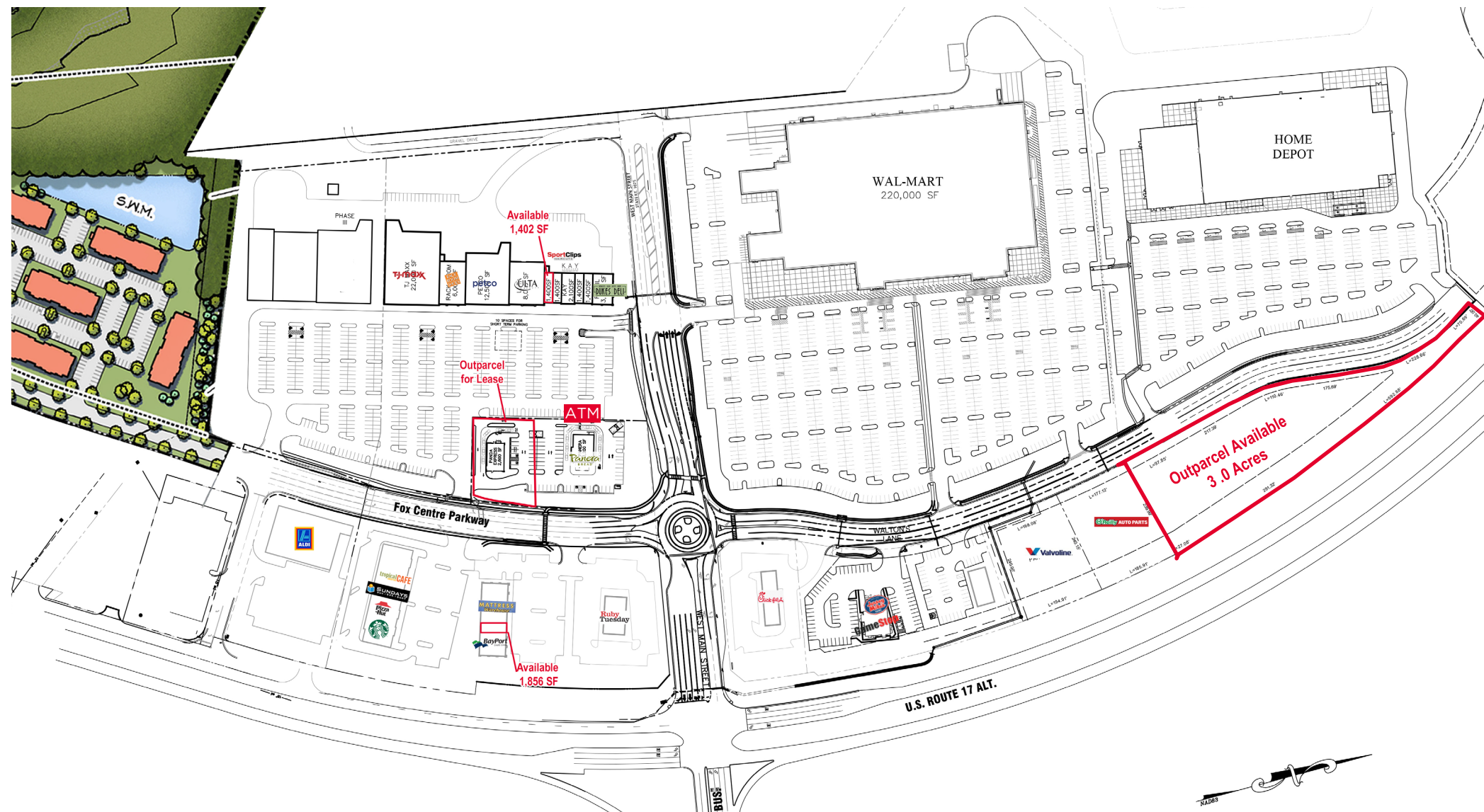
**1,402 SF**  
Next to Ulta

**1,856 SF**  
Next to BayPort

**Outparcel**  
Next to O'Reillys

**PAD**  
Up to 4,000 SF building

**ATM**  
Freestanding



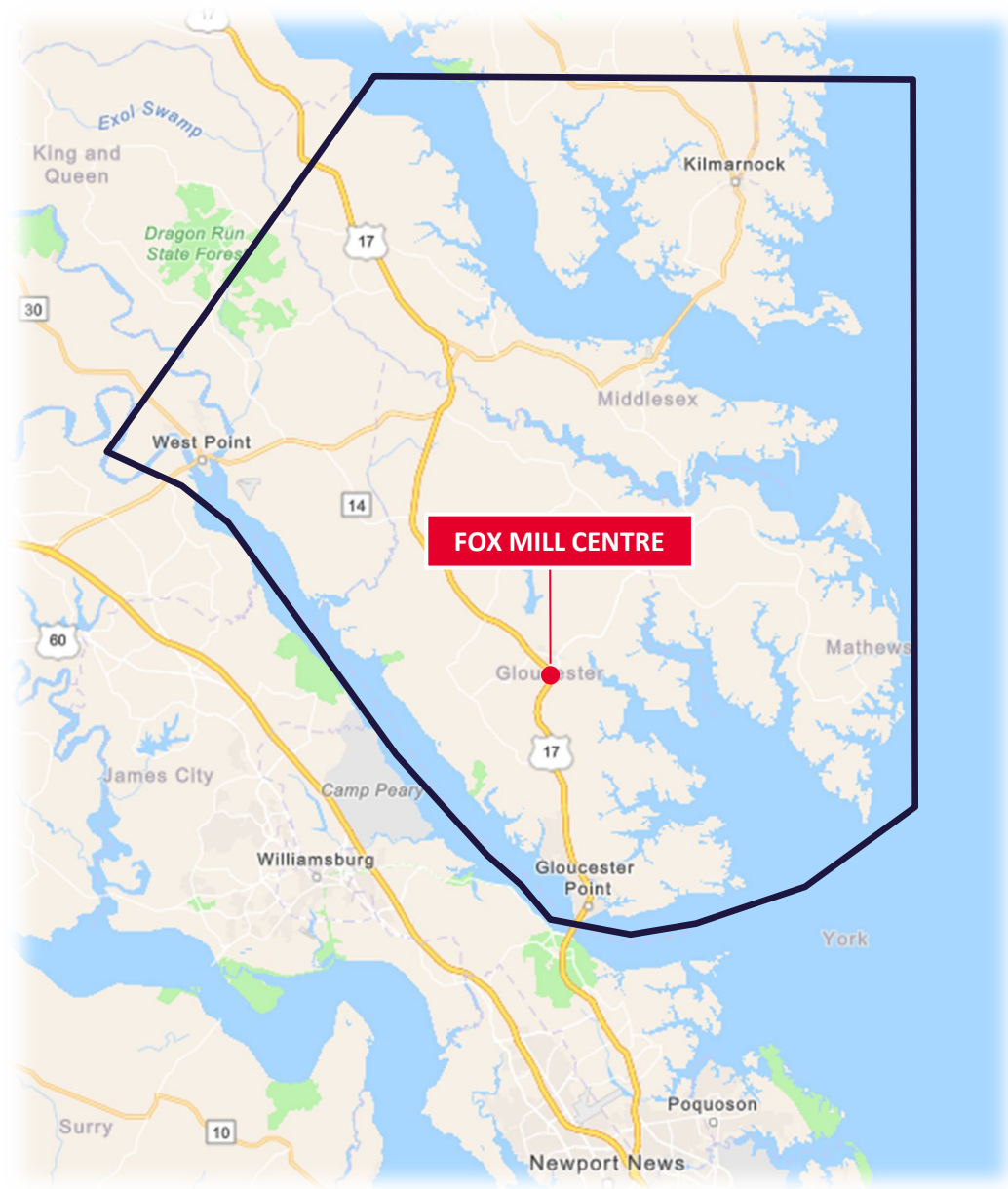
# SITE PLAN





AERIAL





## 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%

# A DRIVING WORKFORCE

# CONTACT INFORMATION

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