

# 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

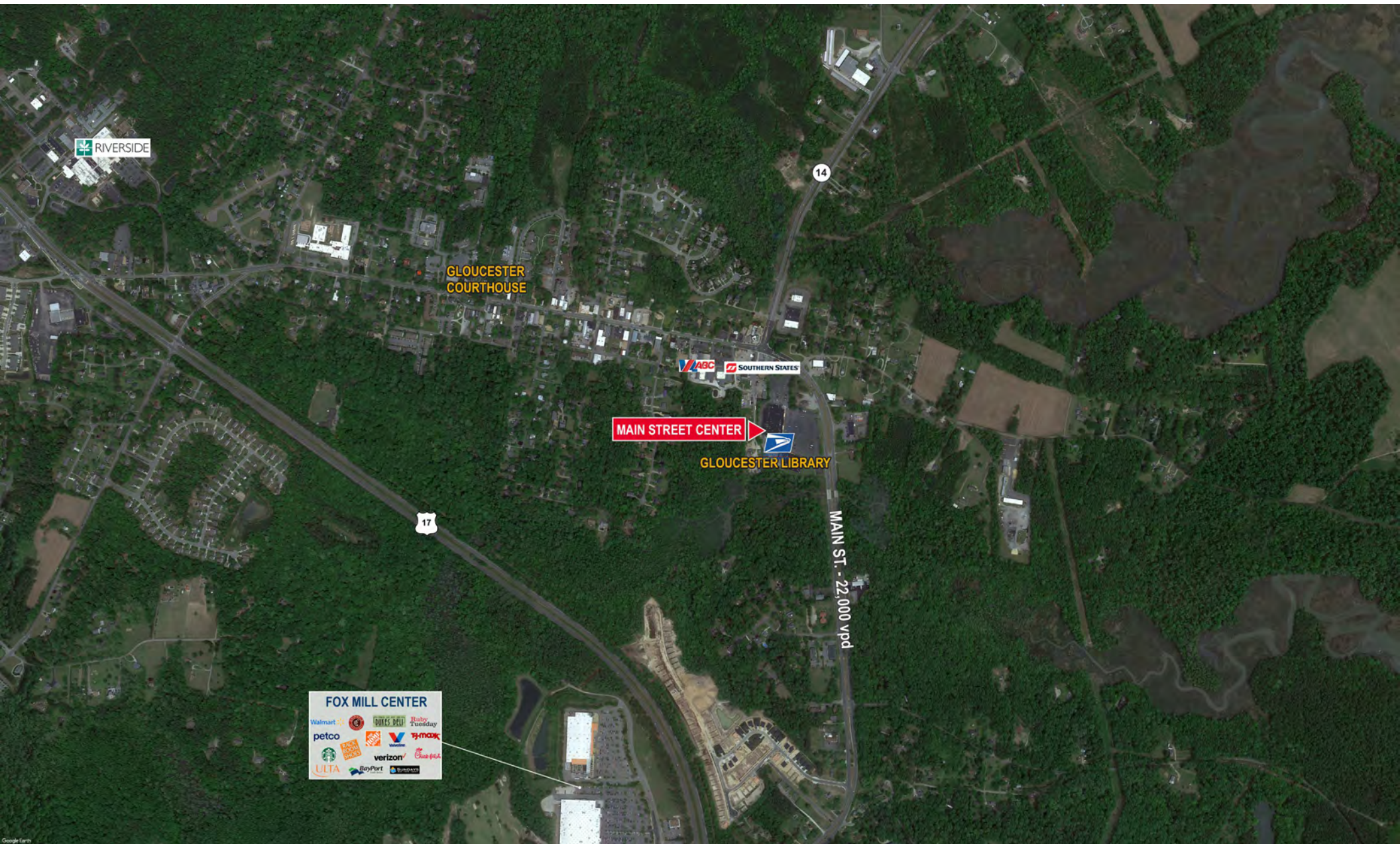
Location: 72,827 SF center conveniently located on Main Street, just off George Washington Memorial Highway (Rt. 17)

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

Traffic: 22,000 VPD







**AERIAL**





AVAILABLE  
SPACES

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

Lobby Area 19 feet X 79 inches =

Walkway to store room 39 feet 6 inches X 5 feet =

Storage room 37 feet by 10 feet =

1501 sq. ft.

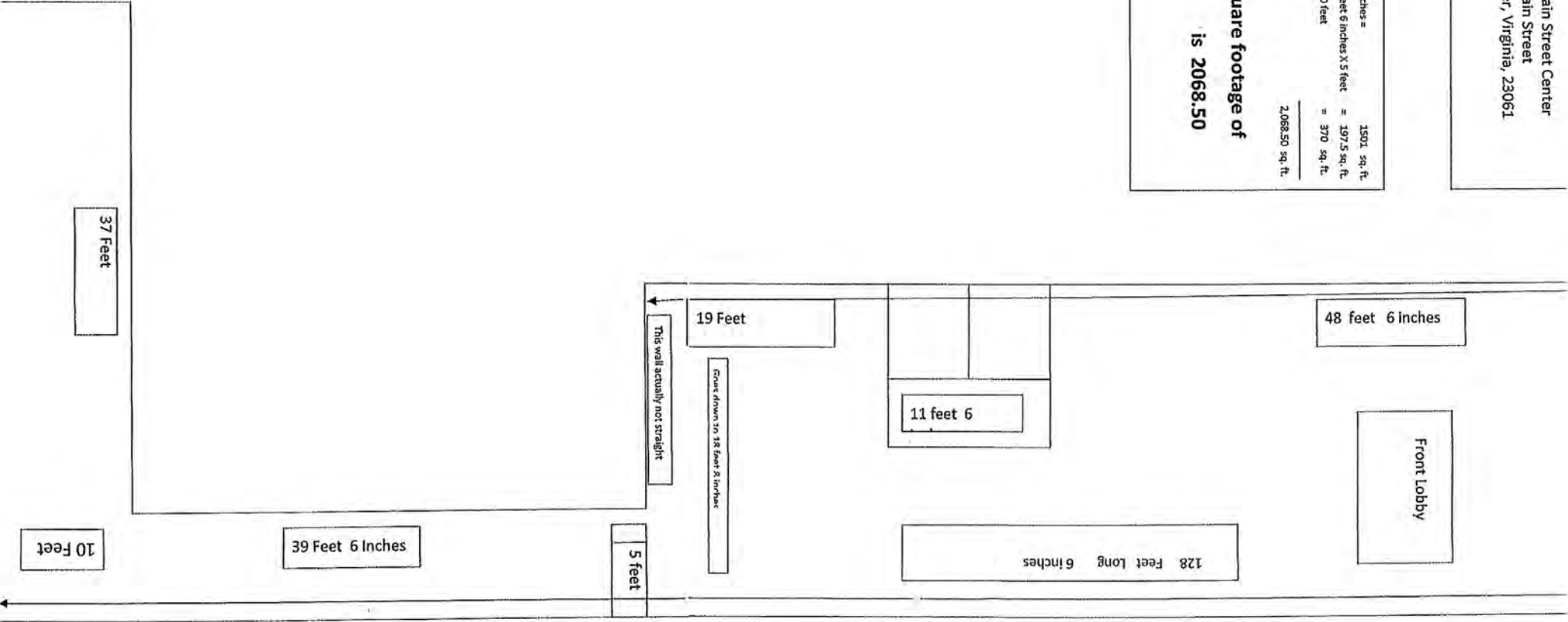
197.5 sq. ft.

370 sq. ft.

2,068.50 sq. ft.

Actual Square footage of

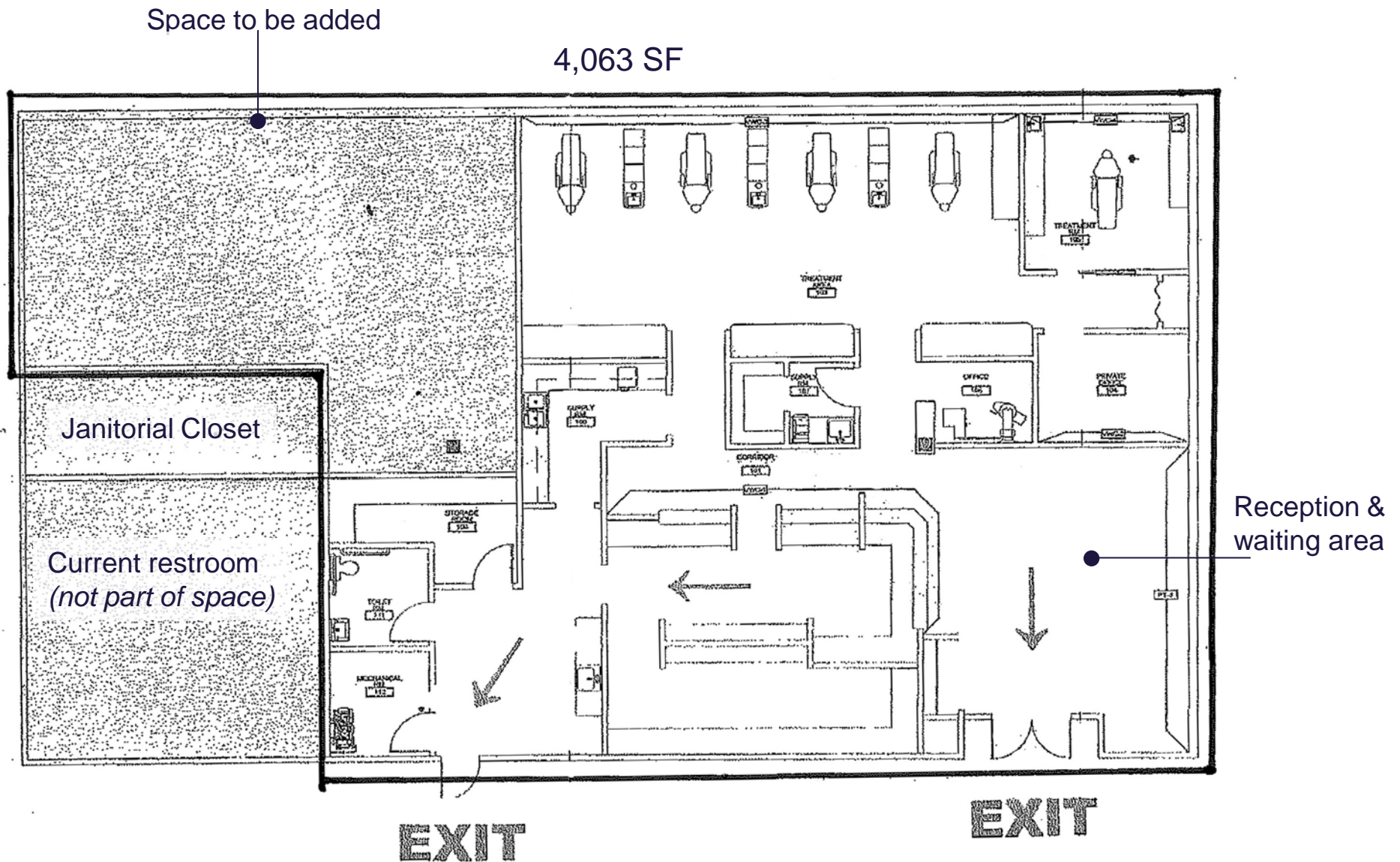
is 2068.50



# RESTAURANT SPACE







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

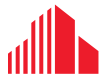
# CONTACT INFORMATION

**DAWN GRIGGS**

First Vice President

757 873 1210

[dawn.griggs@thalhimer.com](mailto:dawn.griggs@thalhimer.com)



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

One BayPort Way  
Suite 100  
Newport News, VA 23606  
[thalhimer.com](http://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.