

English Motors Redevelopment - Phase I

Looking for anchor, restaurant, retail & service providers

FOR LEASE | 2312 George Washington Memorial Hwy | Tabb (York County) | VA, 23693

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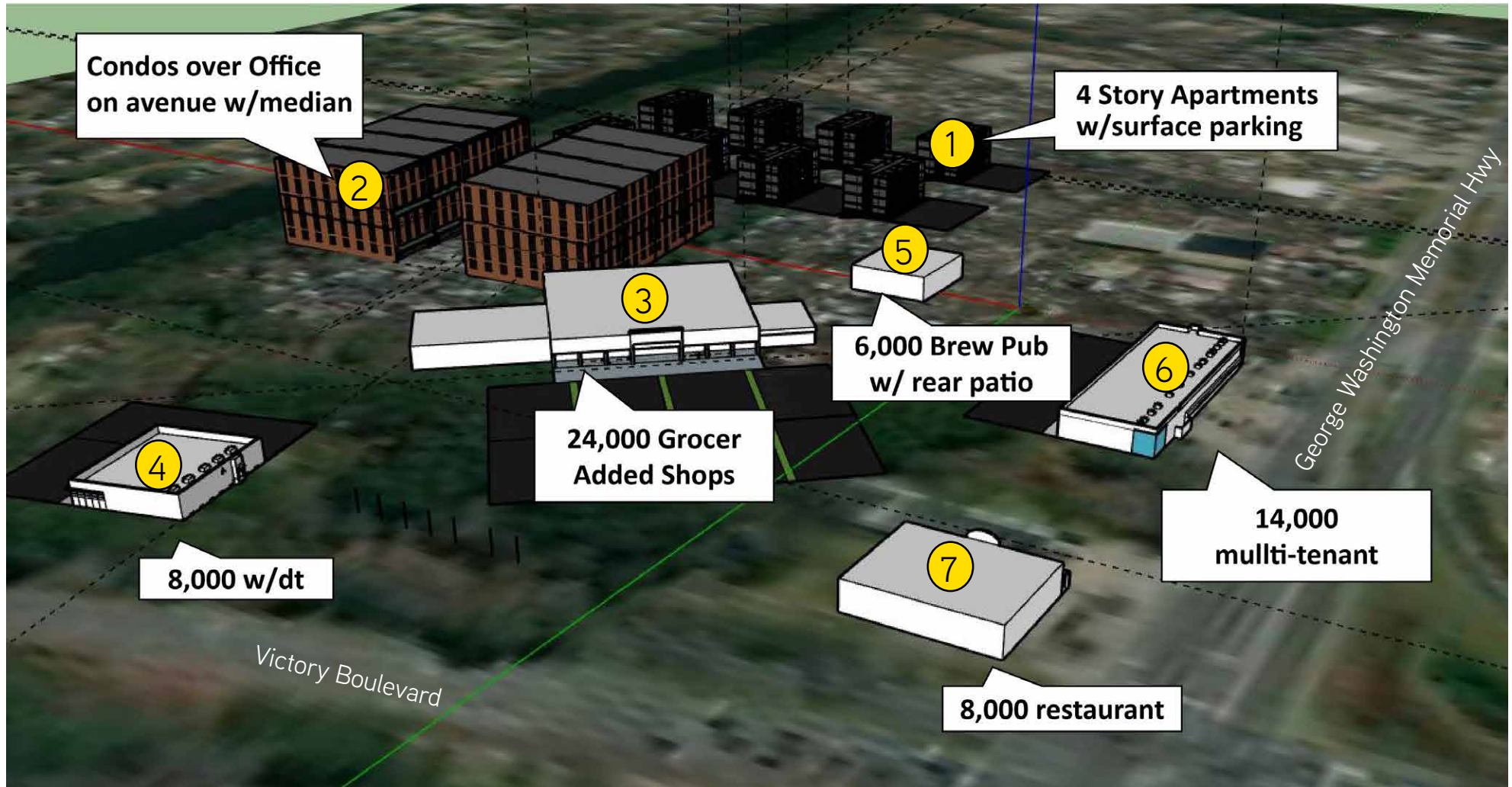
PROPERTY DESCRIPTION:	This well placed site will draw from both north and south on Route 17, from Newport News to Yorktown, and reaching the Gloucester commuters. To the east is the affluent community of Poquoson, one of the highest per capita cities in Virginia. Poquoson is a city of well over 12,000 residents. To the west, following Route 171 is the interstate, I-64, Jefferson Avenue and Warwick Boulevard. Route 171 becomes Oyster Point Road as it crosses I-64, which links the site up with the Oyster Point Industrial and Office Park.
AREA ATTRACTIONS:	This site will be influenced by major attractions and traffic generators to include NASA Langley Research Center, Langley Air Force Base, Christopher Newport University, Riverside Hospital, Jefferson Lab, Newport News/Williamsburg International Airport, Patrick Henry Mall, the Kiln Creek neighborhood, Oyster Point Office and Industrial Park, multitudes of box retailers, waterfront neighborhoods and a network of major road systems.
ADDRESS:	2312 George Washington Memorial Highway, Tabb, VA 23693 The southeast corner of Routes 17 & 171
PROJECT SIZE:	±20 acres, PHASE 1
PROPOSED USES:	Retail, residential, office, fitness, grocery
ZONING:	Mixed-use
ACCESS:	Signalized entrance coming to Oak Street and George Washington Mem. Hwy. Right in, right out at main entrance. Right in, right out and a left in off of Victory Boulevard/ Route 171
TRAFFIC COUNTS:	37,000 VPD - Route 17/George Washington Mem. Hwy. 31,000 VPD - Victory Boulevard



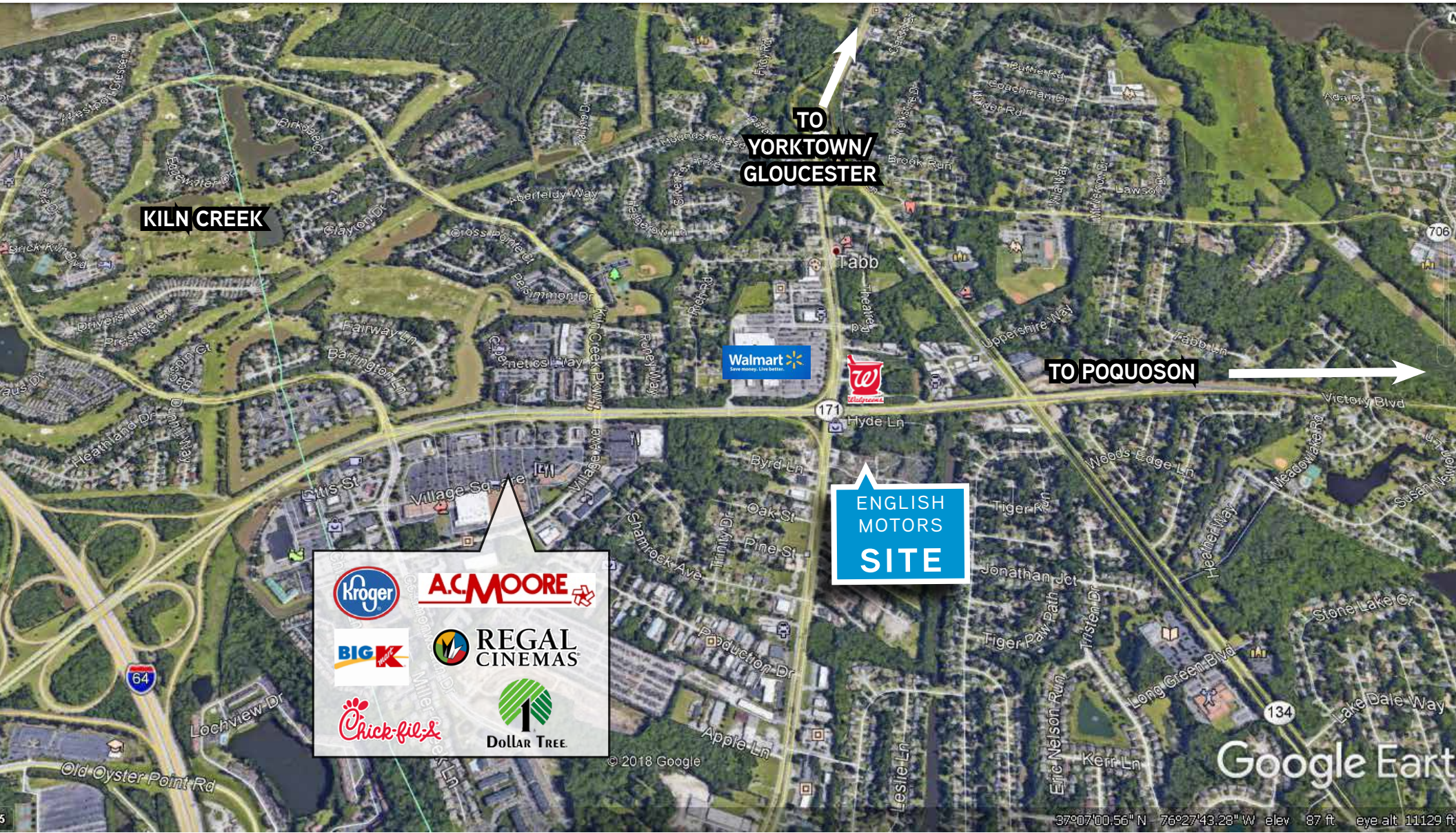
REDEVELOPMENT CONCEPT



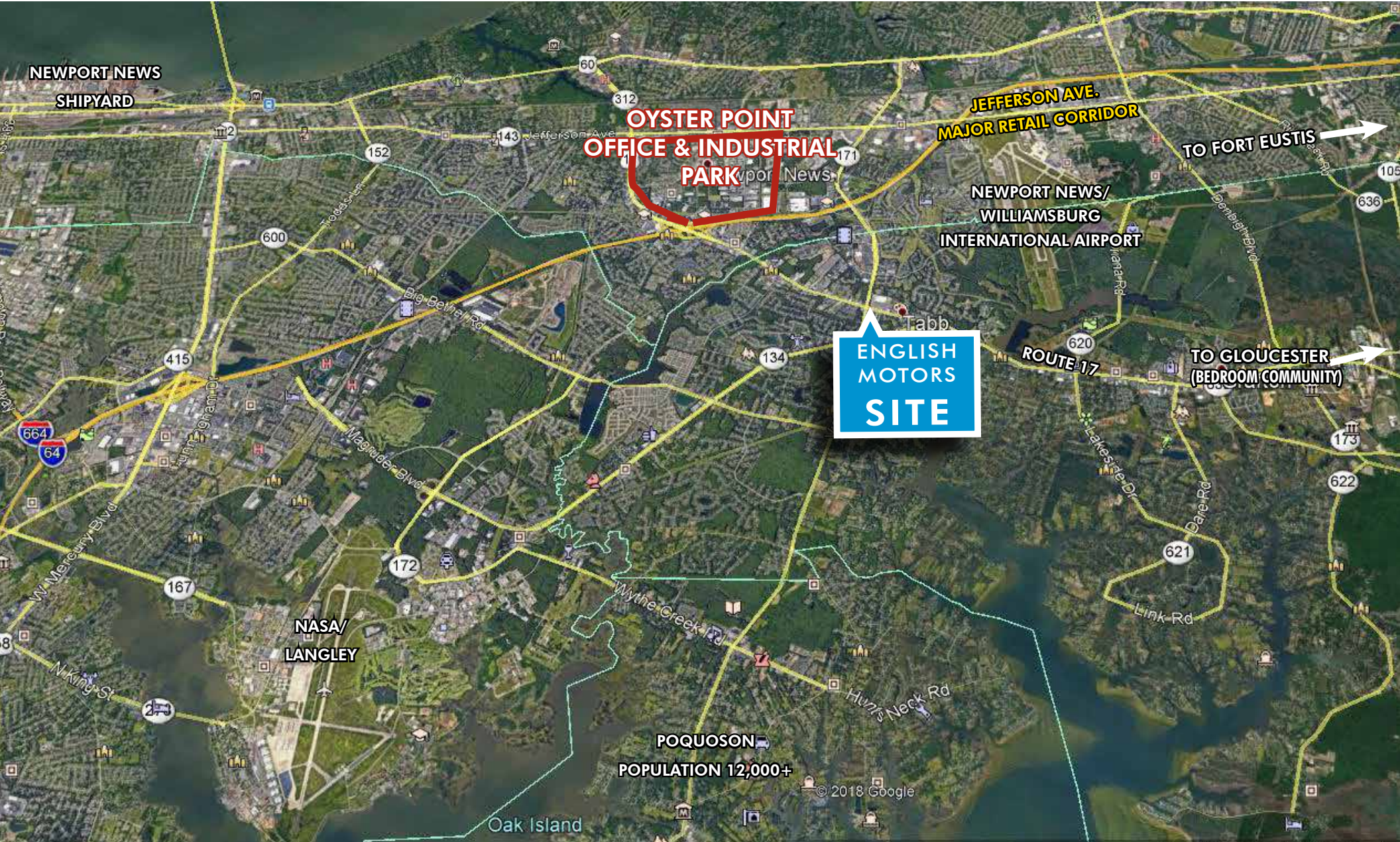
REDEVELOPMENT CONCEPT

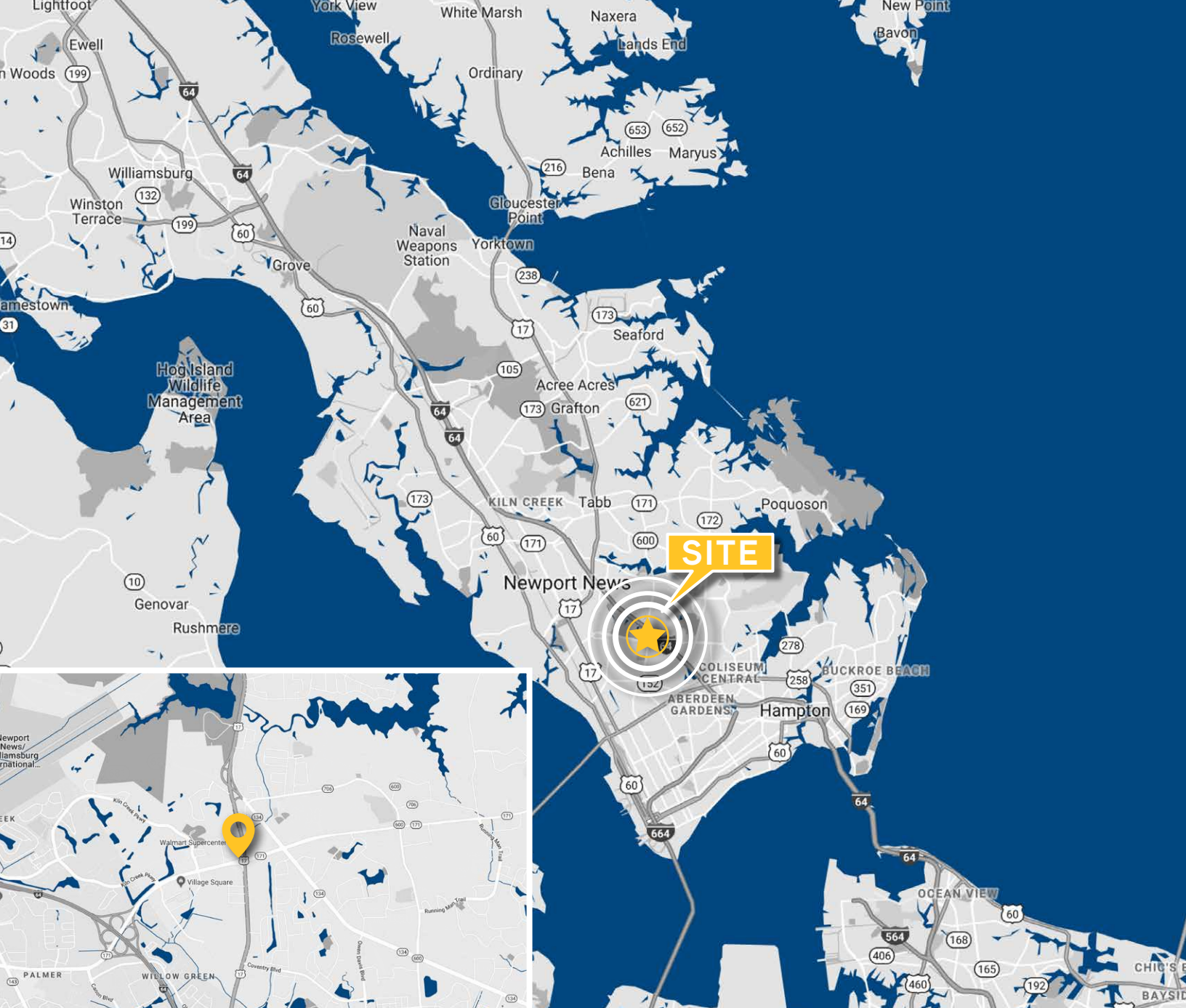


AERIAL VIEW



AERIAL VIEW





VIEW ONLINE 

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DEMOGRAPHIC FACTS

	1 Mile	3 Miles	5 Miles
Population	7,621	69,161	173,617
Average HH Income	\$115,387	\$89,258	\$84,935
Daytime Population	8,512	73,373	166,617

Contact us:

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