

WALGREENS OUTPARCEL

Victory Boulevard & Route 17 | York County, Virginia

AVAILABLE FOR SALE



PROPERTY DETAILS

- Prime 2.8 Acre development site adjacent to Walgreens
- Access to Route 17 and Victory Boulevard
- Water and sewer to site, retention pond in place
- Zoned General Business (GB)
- Located across the street from Wal-Mart

TRAFFIC COUNTS

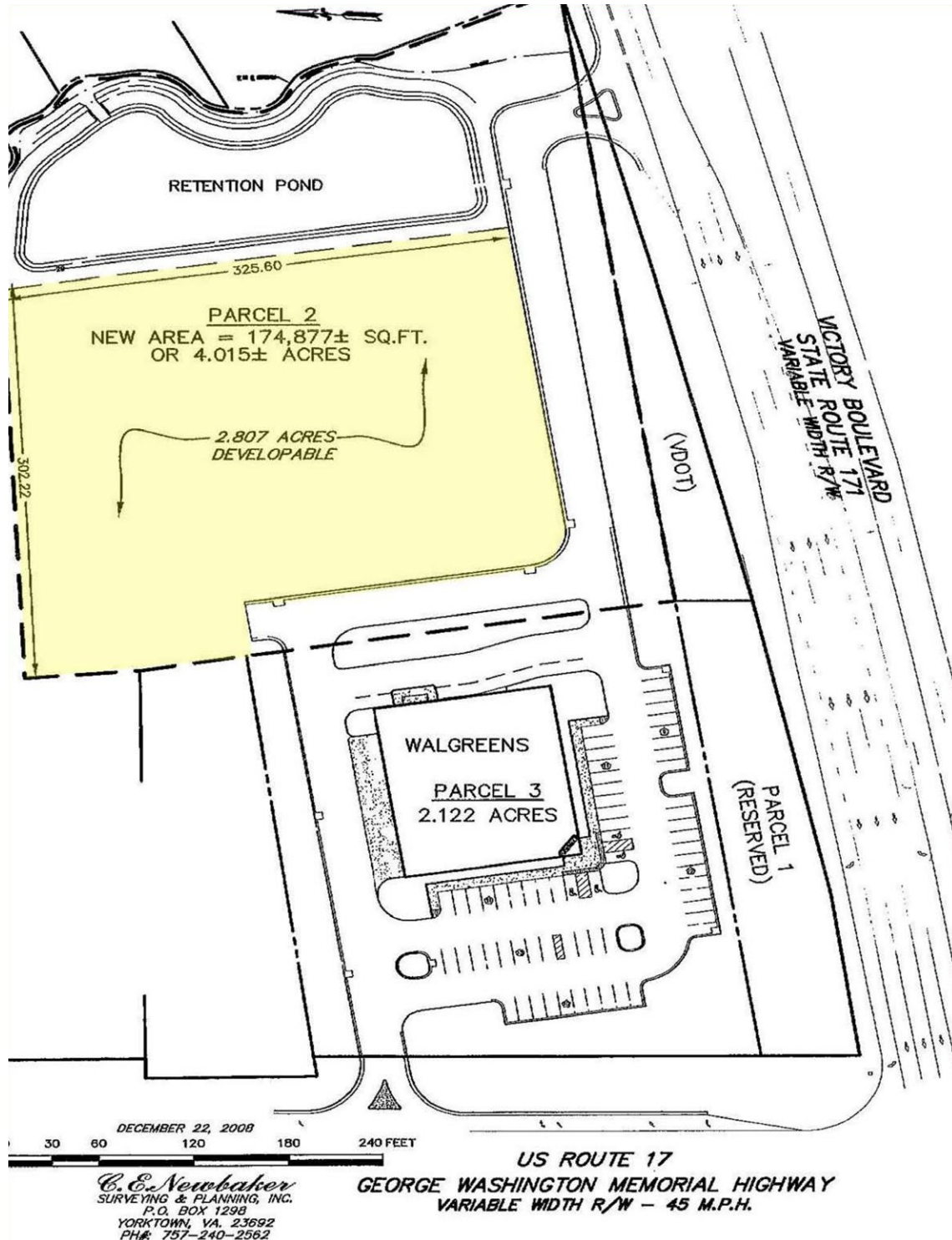
Route 17 - 38,000 VPD
Victory Boulevard - 39,000 VPD

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	6,506	61,590	169,877
Average Household Income	\$134,183	\$93,533	\$84,812
Median Household Income	\$103,194	\$72,320	\$66,095
Households	2,448	24,296	66,035
Daytime Employees	5,264	39,093	73,391

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SITE PLAN



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