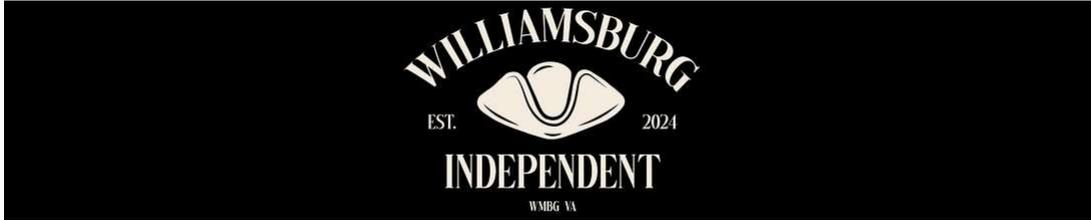


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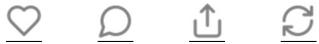


[Virginia's First "Dutch Bros Coffee" Brewing in York County](#)

Other development updates include new grocery, retail and housing subdivisions

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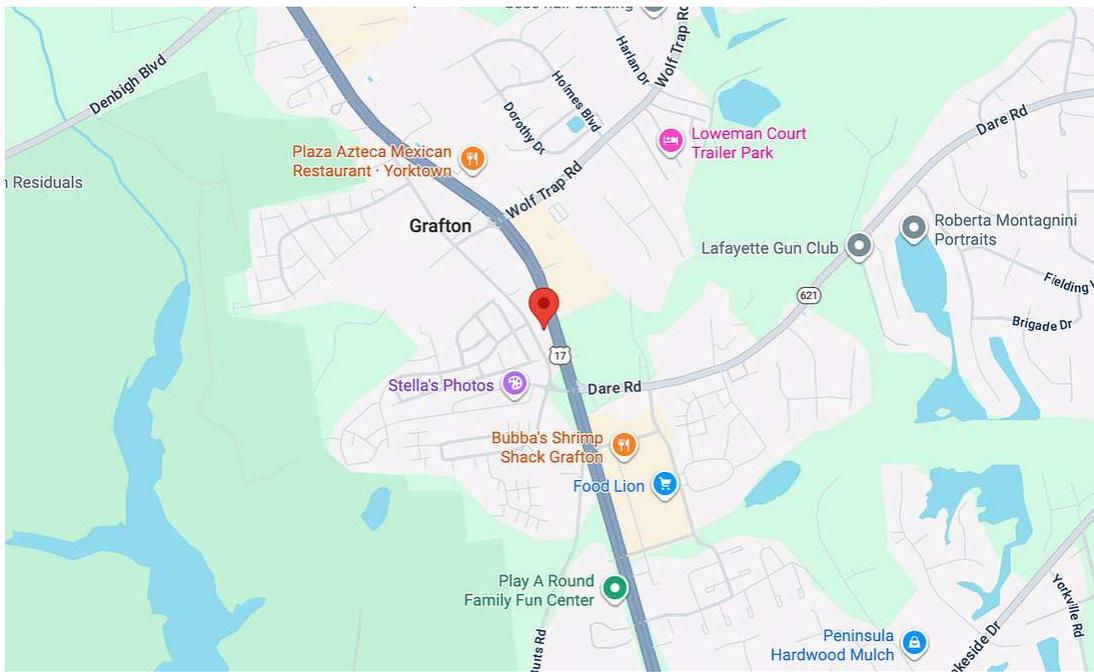
Dutch Bros Coffee has submitted plans for a new drive-thru at 5601 and 5619 George Washington Memorial Highway in York County. The location would be the chain's first in Virginia and the mid-Atlantic, offering customizable coffee, tea, and energy drinks.

Founded in 1992, Dutch Bros now has over 1,000 locations nationwide and is recognized for its rapid growth and strong performance. (Photo by [Nicolas Nieves-Quiroz](#) on [Unsplash](#))

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According to a development update recently posted on the York County website, national coffee chain Dutch Bros Coffee has submitted initial site plans for a new location at 5601 and 5619 George Washington Memorial Highway in Grafton. The address is currently the site of The Chipper, a fish and chips restaurant.

The proposed York County Dutch Bros Coffee would feature a drive-thru design typical of the brand’s quick-service model, offering customizable coffee, tea, and energy drinks. Based on a review of the company’s website, the location would be the first in Virginia and the mid-Atlantic region.



Location of future Dutch Bros Coffee in York County at 5619 George Washington Memorial Hwy in Grafton. (Google Maps)

Dutch Bros was founded in 1992 by brothers Dane and Travis Boersma and has expanded nationwide with a mission to “make a massive difference, one cup at a time.” According to investment website *Motley Fool*, Dutch Bros has expanded significantly. The company now operates more than 1,000 coffee shops nationwide, with over 700 owned directly by the company.

The company states that each store now averages more than \$2 million in annual sales. Dutch Bros reported a net profit of \$89 million last year. In a recent CNBC segment, a financial analyst expressed strong confidence in the coffee chain, calling it one of the most promising performers in the fast-casual restaurant sector this year. They noted that the company has shown consistent execution, clear strategy, and steady growth, supported by new menu offerings and broader industry momentum.

Retail/Commercial updates

Down the road from the proposed Dutch Bros coffee shop, Chipotle Mexican Grill is planning a 2,325-square-foot restaurant with outdoor seating at 5626 George Washington Memorial Highway in Grafton.

The Yorktown Crescent–Redstone project at 3100 Fort Eustis Boulevard has also advanced, with a second plan submission covering roughly 13 acres. Plans call for a grocery store, three connected retail shops, and roadway improvements along Fort Eustis Boulevard and Route 17.

Residential updates

On the residential side, several subdivisions continue progressing through review. Fenton Hollow, Phase 1A at 1054 Newman Road proposes 78 single-family lots and six common areas as part of the broader Fenton Mill development.

Wynne Estates on Wynne Road would add 12 clustered single-family homes, while Hidden Brook at 148 Faulkner Road would create eight residential lots.

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The writer used AI tools and these sources:

- [York County October Development Report](#)
- [Dutch Bros Coffee website](#)
- [Love Dutch Bros Stock? Here’s a Little-Known Coffee IPO You Should Take a Look At](#)

- [Analyst on Dutch Bros \(BROS\): ‘Cleanest Story of 2025’](#)
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