

266

MCLAWS CIRCLE

WILLIAMSBURG, VA

FORTUNE 100 TENANT INVESTMENT
OPPORTUNITY



Colliers

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EXECUTIVE SUMMARY & INVESTMENT HIGHLIGHTS

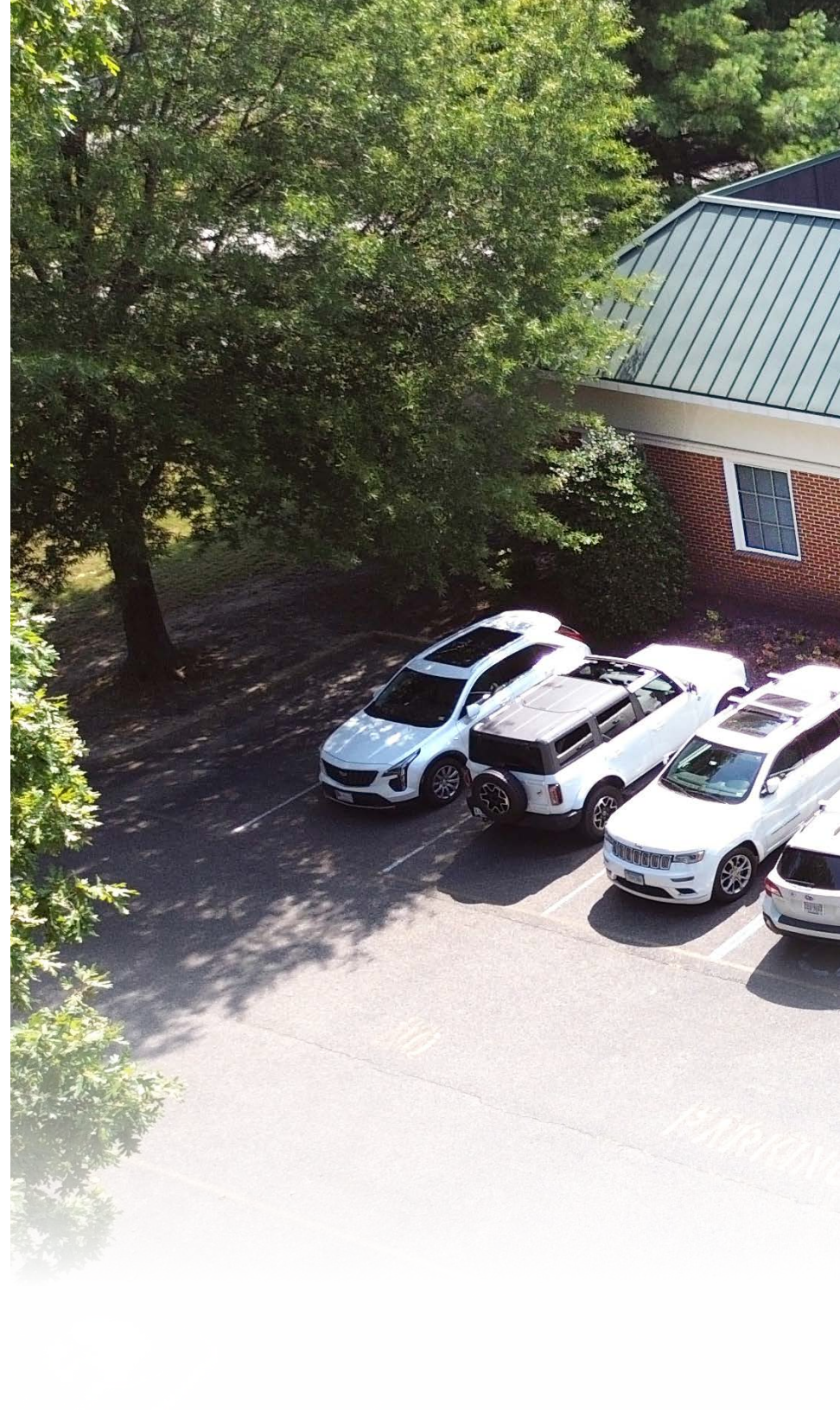
Colliers is pleased to exclusively list for sale 266 McLaws Circle in Williamsburg, Virginia. This single-story office building totaling 7,372 square feet was constructed in 2000 and renovated in 2020. Merrill Lynch has leased 100% of the building since its original construction and recently signed an extension through August 31st, 2030.

266 McLaws Circle's convenient location along Route 60 provides efficient access to Williamsburg's most desirable locations. Popular tourist attractions such as Busch Gardens Williamsburg and Colonial Williamsburg, along with William & Mary College are located near the subject property.

This premier location complimented by Merrill Lynch's Fortune 100 profile, lengthy tenure, and extended lease term presents an attractive investment opportunity.

PROPERTY SUMMARY

BUILDING ADDRESS	266 McLaws Circle, Williamsburg, VA
YEAR BUILT / RENOVATED	2000 / 2020
SQUARE FOOTAGE	7,372 SF
ACREAGE	0.76 AC
ZONING	GB (General Business)
YEAR 1 NOI	\$135,000
PRICING	Contact Broker





HIGH CREDIT TENANT IN-PLACE

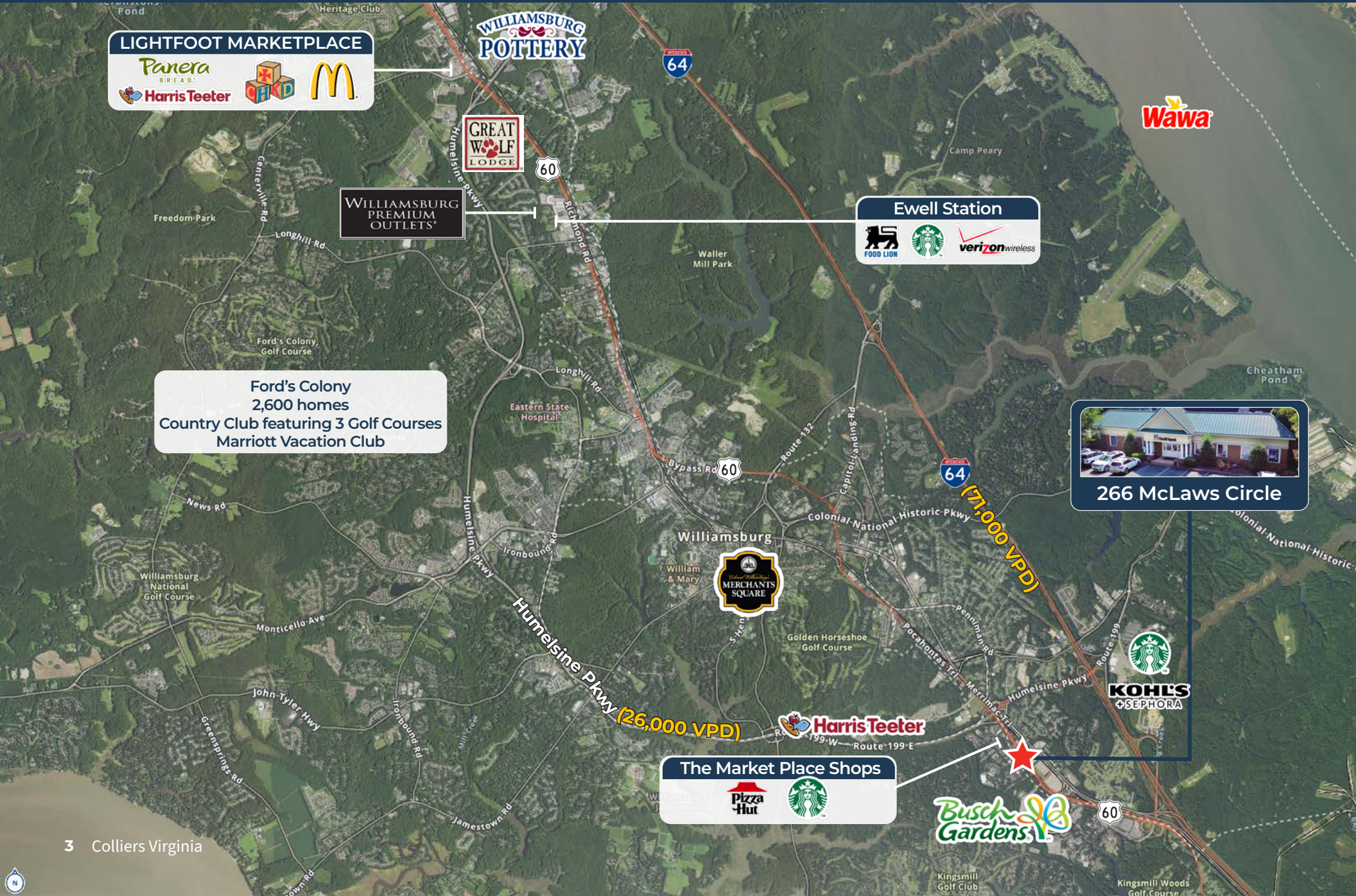
- Merrill Lynch (S&P: A+) leases 100% of the building
- Tenant tenure of nearly 25 Years
- 6 Years of remaining lease term with Two (2) Five-Year Renewal Options



CLOSE PROXIMITY TO STRONG ECONOMIC DRIVERS

- 1.8 Miles from Busch Gardens Williamsburg
- 3.7 Miles from Colonial Williamsburg
- 3.8 Miles from William & Mary College
- 2.8 Miles from I-64

SUBMARKET AERIAL



LIGHTFOOT MARKETPLACE

Panera BREAD
Harris Teeter
CHOP
McDonald's

WILLIAMSBURG POTTERY

GREAT WOLF LODGE

WILLIAMSBURG PREMIUM OUTLETS

Ewell Station

FOOD LION
Starbucks
verizon wireless

Ford's Colony
2,600 homes
Country Club featuring 3 Golf Courses
Marriott Vacation Club

266 McLaws Circle

Humelsine Pkwy (26,000 VPD)

I-64 (71,000 VPD)

The Market Place Shops

Pizza Hut
Starbucks

Harris Teeter

Busch Gardens

Starbucks
KOHLS
SEPHORA

NEARBY DEMAND DRIVERS



DOMINANT COMMERCIAL CORRIDOR

Local Retailers



BANANA REPUBLIC



COLE HAAN
EST. 1928



J. CREW



YANKEE CANDLE



TOMMY HILFIFGER



ZALES



carter's



verizon

EPICENTER OF MILITARY HEAVY MARKET

The Hampton Roads region has the largest concentration of military personnel in the U.S. outside of the Pentagon in Washington, D.C. There are 17 military installations in the region with Army, Navy, Air Force, Marine, Coast Guard, and Joint Service Commands.

420,000

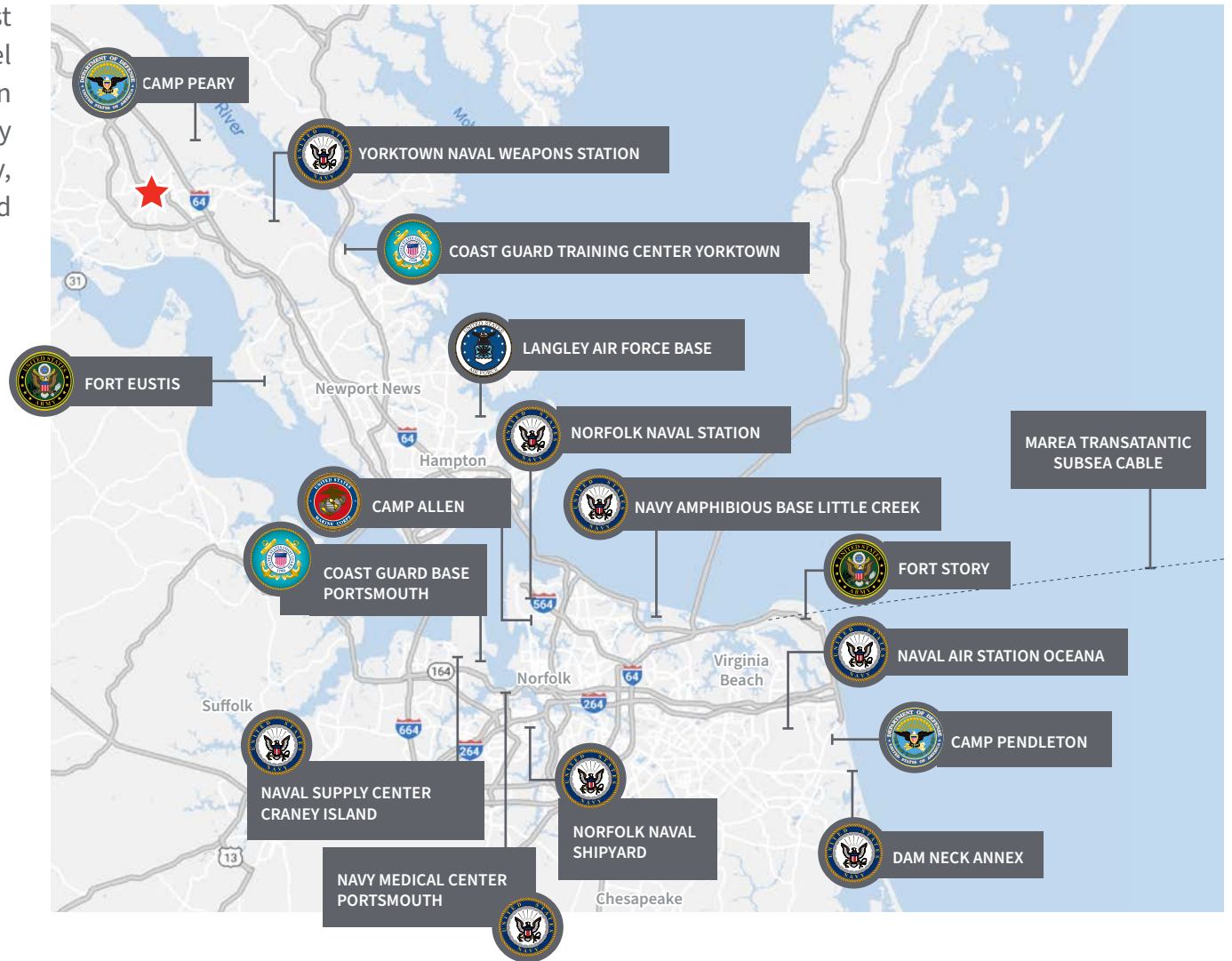
ACTIVE DUTY MILITARY, FAMILY MEMBERS, & RETIREES

140,000

MILITARY & FEDERAL CIVILIAN PERSONNEL EMPLOYED ON BASES

100,000

ACTIVE DUTY MILITARY & RESERVES



WHY WILLIAMSBURG

OVERVIEW

Williamsburg is located within the Historic Triangle which includes three historic colonial communities located on the Virginia Peninsula of the United States and is bounded by the York River on the north and the James River on the south. In addition, Williamsburg is home to a variety of cultural and recreational activities suitable for inhabitants with a diverse set of interests. Williamsburg is known for its compelling history, vibrant music and arts scene, highly rated dining, and outdoor adventures including the largest outdoor educational living museum in the country.

While Williamsburg retains its cultural significance as an anchor to the Historic Triangle, its modern economy enjoys strength from diverse economic drivers such as the College of William & Mary, a year-round tourism industry, defense operations and healthcare. In addition to the College of William & Mary, major employers in the market include Anheuser Busch/InBev brewery, Colonial Williamsburg Foundation, Yorktown Naval Weapons Station, Sentara Medical Center and Seaworld Parks & Entertainment.

CENTRAL LOCATION

Greater Williamsburg, with its population of more than 94,000, has remained one of the fastest growing regions in Virginia over the past three decades.



40% of US Population

WITHIN 500 MILE RADIUS



Direct Daily Connectivity

TO MAJOR EAST COAST HUBS



Interstate Access

I-64 CONNECTS TO I-95 & I-81



Amtrak Service

TO DC, NEW YORK, AND BEYOND

THE COLLEGE OF WILLIAM AND MARY



9,000

TOTAL STUDENT POPULATION



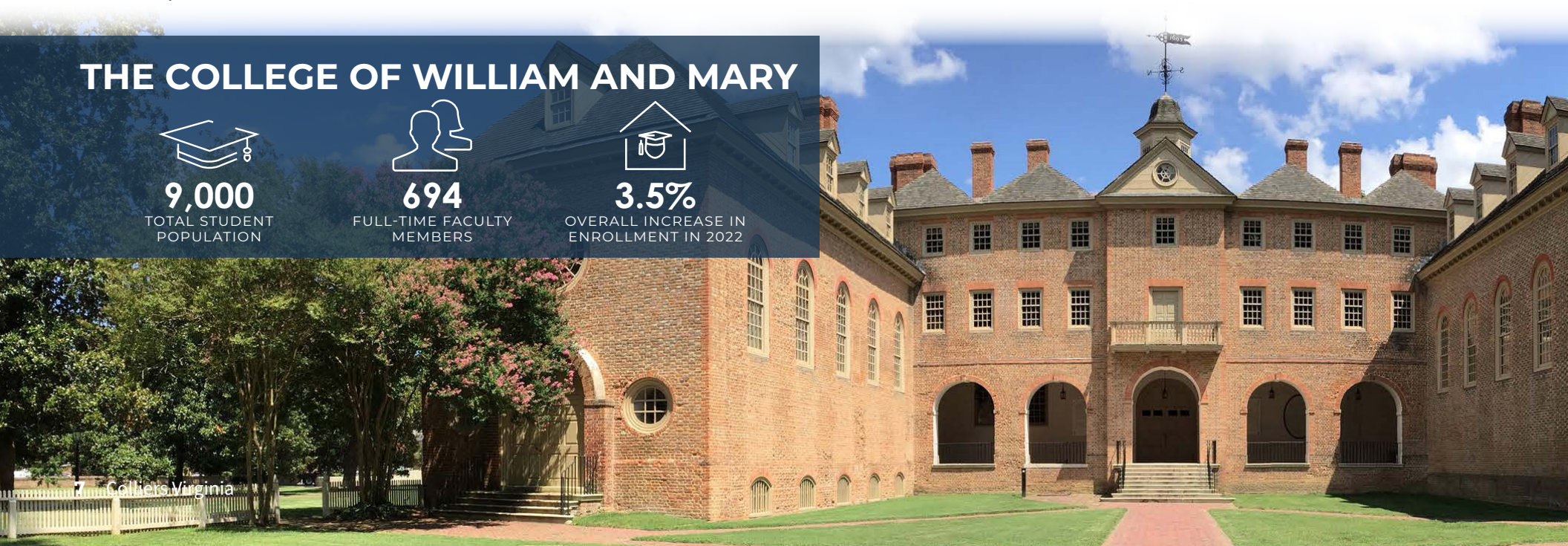
694

FULL-TIME FACULTY MEMBERS



3.5%

OVERALL INCREASE IN ENROLLMENT IN 2022



KEY BUSINESS SECTORS

75,653

Employees

Civilian Labor Force

77,885

Employees

Food & Beverage

8,945

Employees

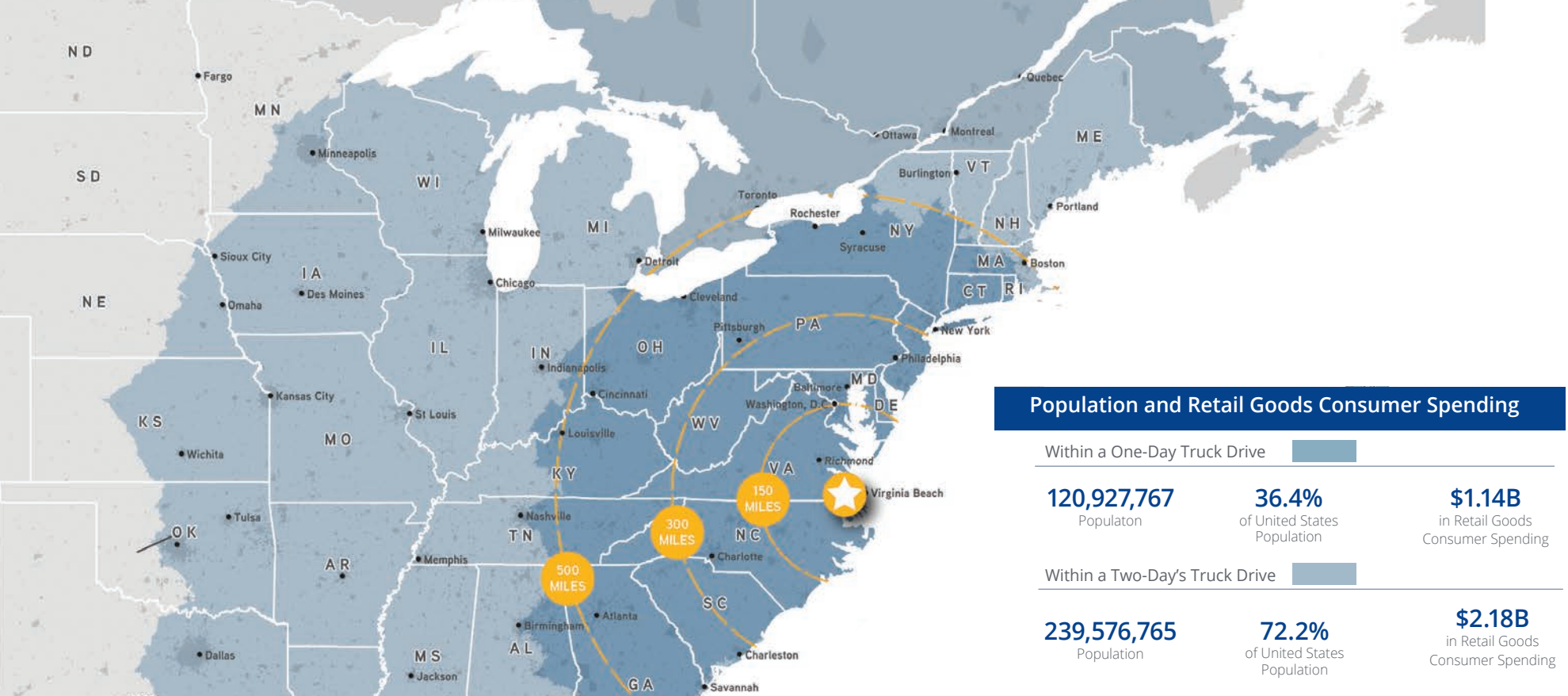
Tourism Employment

700+

Establishments

Tourism & Education



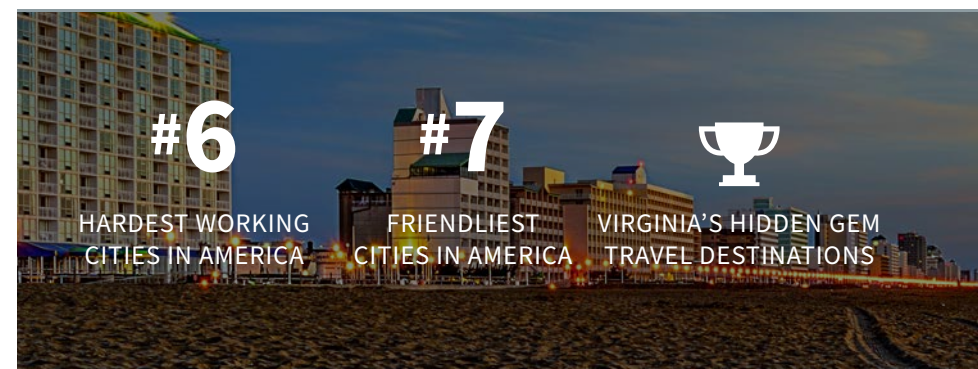


WHY HAMPTON ROADS

Hampton Roads is located at the geographic center of the East Coast, approximately 75 miles southeast of Richmond, Virginia, 170 miles southeast of Washington, D.C. and 110 miles northeast of Raleigh, North Carolina.

The region takes its name from the central water body, the Hampton "Roads" that ties its communities together. Water is the lifeblood of the area featuring beaches and thousands of miles of coastline adjacent to the Chesapeake Bay, Atlantic Ocean, and numerous rivers.

Norfolk Accolades



REGIONAL ECONOMY

The \$100 billion+ economy of Hampton Roads offers both unique stability and accelerating growth potential. In addition to the region's traditional economic strengths of the Port of Virginia / maritime, defense / military, and tourism, emerging economic areas of concentration include Commercialization of Research, Offshore Wind, Broadband / Cyber / Big Data, and Unmanned Systems.

The region is home to two Fortune 500 headquarters (Dollar Tree and Huntington Ingalls Industries, parent of Newport News Shipbuilding) and numerous other headquarters for publicly-traded and nationally recognized companies along with over 160 international business from over 25 countries. The region's unemployment rate as of December 2022 was 3.0%.

HAMPTON ROADS OVERALL ECONOMY

\$100

BILLION
Regional GDP

TOP 5

BEST PLACES TO
START A BUSINESS
U.S. News and World Report

#1

BEST STATE
FOR BUSINESS
cnbc.com

DEFENSE



HEALTHCARE



OTHER



DEMOGRAPHICS

The Hampton Roads area is the 37th largest Metropolitan Statistical Area (MSA) in the nation with a population of approximately 1.8 million. Hampton Roads is the largest metro area in Virginia and has a population nearly 40% larger than Richmond, the state capitol of Virginia.

The region offers an extremely affordable cost of living with a composite index of 95.9 which is 40% lower than the nearby Washington, D.C. area.

Hampton Roads has received national recognition for both its large base and relatively fast growth of millennial population. The area boasts over 400,000 millennials which is 8.2% above the national average for similar sized markets. The region also boasts double the national average military veteran population which offers a unique highly-skilled talent base.

1.8
MILLION
RESIDENTS

400,000
MILLENNIALS
(AGES 25-39)

95.9
COMPOSITE
INDEX FOR COST
OF LIVING

210,000
VETERANS

	1-Mile	3-Miles	5-Miles
Population			
2024 Total Population	4,408	21,008	43,531
2029 Total Population	4,923	22,347	45,669
Change 2023 - 2028	1.35%	0.95%	0.70%
2024 Median Age	43.1	43.0	38.4
2024-2029 Population Change	11.7%	6.4%	4.9%
Households			
2024 Households	1,703	8,444	16,341
2029 Households	1,939	9,139	17,456
Change 2024 - 2029	13.9%	8.2%	6.8%
2024 Income			
Average HH Income	\$154,877	\$143,713	\$130,366
2024 Housing Units			
Total Housing Units	1,854	9,313	18,378
Owner Occupied Units	1,345	6,016	10,716
Renter Occupied Units	358	2,428	5,625
Vacant Units	151	869	2,037
2022 Employment			
# of Employees	3,819	35,532	65,862
# of Businesses	296	736	1,676

TOURISM & ENTERTAINMENT

Tourism on a regional, natural, and international level is another major driver of the Hampton Roads economy.



\$5.1 BILLION
IN ANNUAL VISITOR SPENDING

45,000 +
JOBS SUPPORTED BY TOURISM

Regional include **beaches, state parks,** and other natural resources as well as internationally-known historic sites in addition to **museums, theme parks, sports, festivals, conventions, and shopping.**

Specific major attractions include:

- Virginia Beach Oceanfront and Boardwalk
- Historic triangle of Colonial Williamsburg, Jamestown, and Yorktown.
- Virginia Aquarium
- Busch Gardens Williamsburg
- Water Country USA



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