



S.L. NUSBAUM  
REALTY CO.

FOR LEASE

JAMES YORK PLAZA SHOPPING CENTER



551-801 MERRIMAC TRAIL  
WILLIAMSBURG, VA 23185

LINDSAY BANGEL  
ASSOCIATE  
O. 757.263.4847  
LBANGEL@SLNUSBAUM.COM

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



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# PROPERTY SUMMARY

551-801 MERRIMAC TRAIL  
WILLIAMSBURG, VA 23185

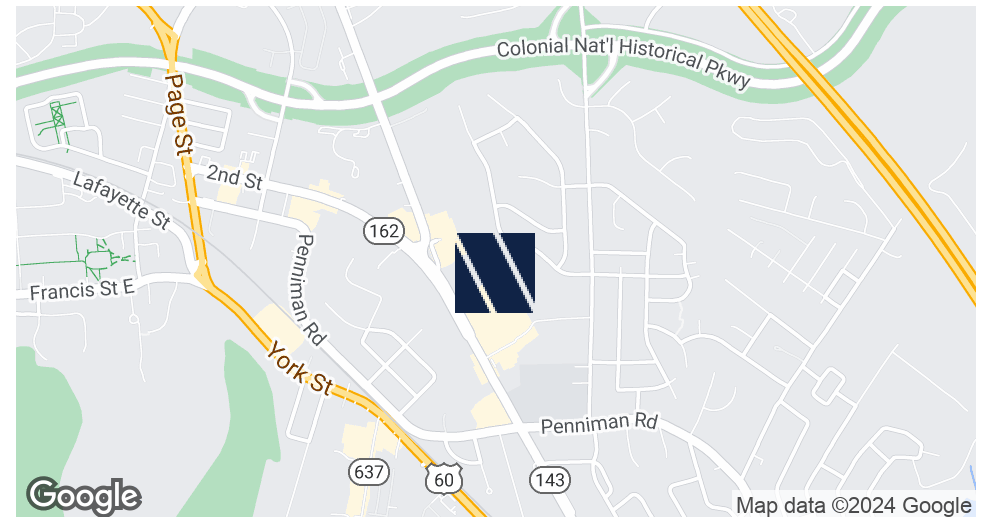


## PROPERTY SUMMARY

Join Food Lion, Dollar Tree, Colonial Iron Gym, Shorty's Diner, Column 15 Coffee and more!

SPACES	LEASE RATE	SPACE SIZE
Unit 16-17	Contact Agent	8,400 SF
Unit B	Contact Agent	2,530 SF

TRAFFIC COUNTS AT MERRIMAC TRAIL	VDOT (2022)
York County Line To Jurisdiction Boundary: York County/James City County	13,984



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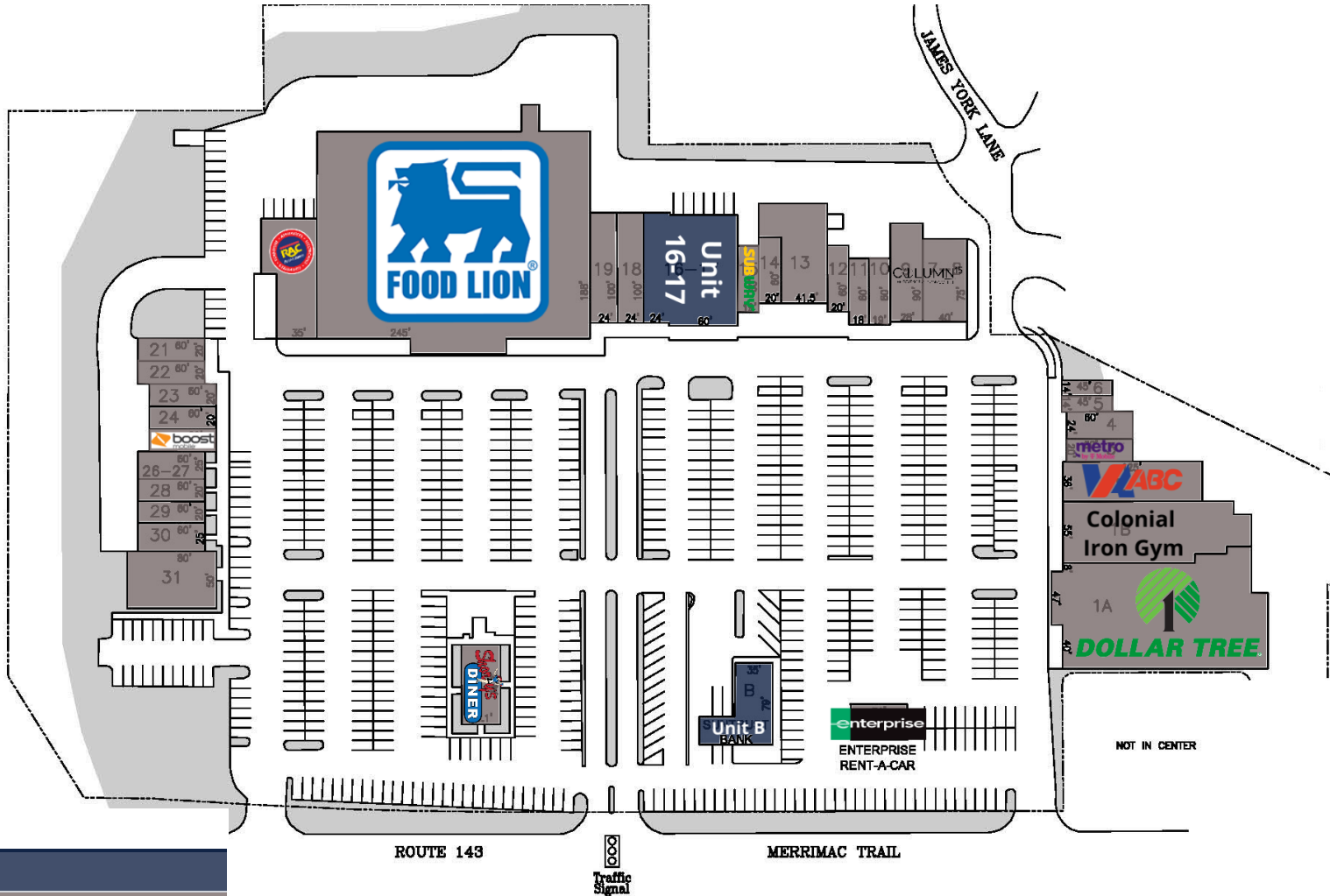




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# SITE PLAN

551-801 MERRIMAC TRAIL  
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## LEGEND

Available

Unavailable

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# VACANCY OVERVIEW

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## LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,530 - 8,400 SF

Lease Term:	Negotiable
Lease Rate:	Contact Agent

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Unit 16-17	Available	8,400 SF	NNN	Contact Agent
■ Unit B	Available	2,530 SF	NNN	Contact Agent

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# AREA RETAIL

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### LOCATION OVERVIEW

Two miles from the College of William & Mary, Colonial Williamsburg, Busch Gardens and Water Country USA. Convenient access from signalized intersection.

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# ADDITIONAL PHOTOS

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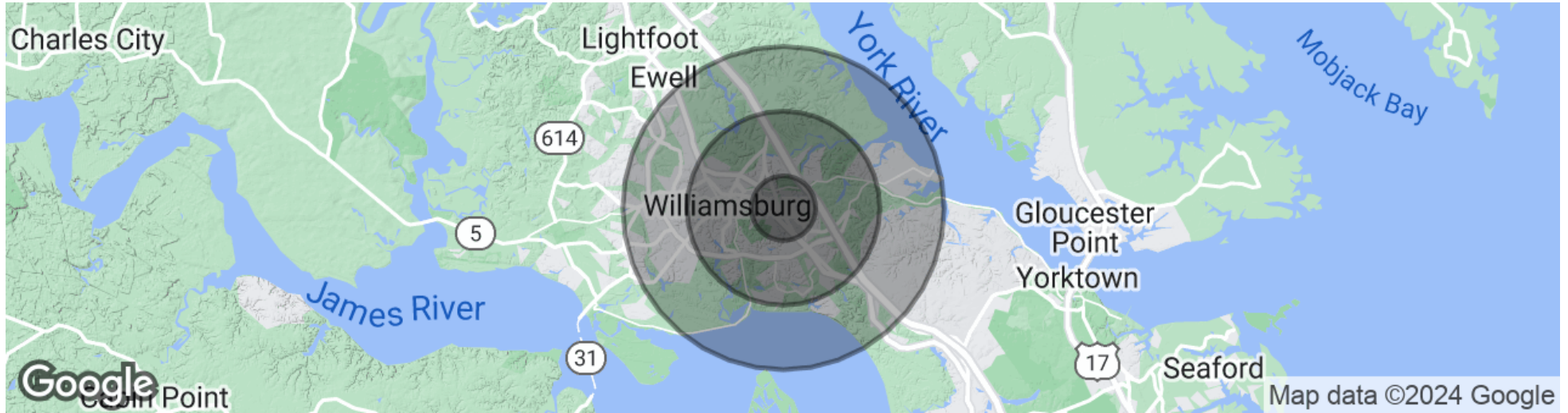




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# DEMOGRAPHICS MAP & REPORT

551-801 MERRIMAC TRAIL  
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,044	25,452	53,026
Average Age	38.3	41.7	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,056	9,896	20,473
# Of Persons Per HH	2.6	2.4	2.3
Average HH Income	\$84,175	\$100,698	\$99,259
Average House Value	\$254,087	\$335,910	\$330,416

\* Demographics derived from 2020 CoStar data

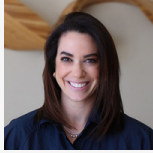
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# CONTACT ME



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