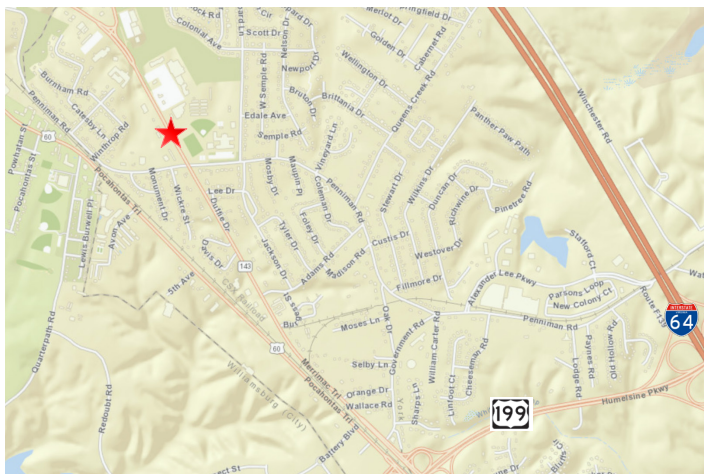




BERKSHIRE HATHAWAY
HomeServices
Towne Realty
COMMERCIAL DIVISION

817 MERRIMAC TRAIL
Williamsburg VA 23185

FOR SALE



PROPERTY FEATURES

- Located in "The Edge District" of York County
- Prime retail lot adjacent James York Plaza
- 1.15 Acres with two ingress/egress points
- Zoned General Business with 156' of frontage
- Nearby tenants include: Food Lion, Dollar Tree, CVS, Auto Zone, Hardees, Shorty's Diner, Casa Pearl, Holiday Chevrolet Cadillac, DaVita, Family Dollar, Sherwin Williams, Virginia Beer Company and more



BERKSHIRE HATHAWAY
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Towne Realty

COMMERCIAL DIVISION

CONTACT: JANET MOORE, CCIM
D: 804.467.9491
O: 757.645.4500
JANET.MOORE@BHHSTOWNE.COM

DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	8,374	29,250	49,957
AVERAGE HH INCOME	\$79,917	\$116,858	\$109,765
HOUSEHOLDS	3,191	10,463	19,247
TOTAL DAYTIME POPULATION	6,890	35,620	59,480



Conceptual Plan

