

FOR LEASE

JAMES YORK PLAZA SHOPPING CENTER

551-801 Merrimac Trail | Williamsburg, VA 23185



S.L. NUSBAUM
REALTY CO.



LINDSAY BANGEL

Associate

O. 757.263.4847

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PROPERTY SUMMARY

JAMES YORK PLAZA SHOPPING CENTER
551-801 Merrimac Trail | Williamsburg, VA 23185



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PROPERTY DESCRIPTION

Join Food Lion, Dollar Tree, Colonial Iron Gym, Shorty's Diner, Column 15 Coffee and more! Unit 16 and 17 may be subdivided.

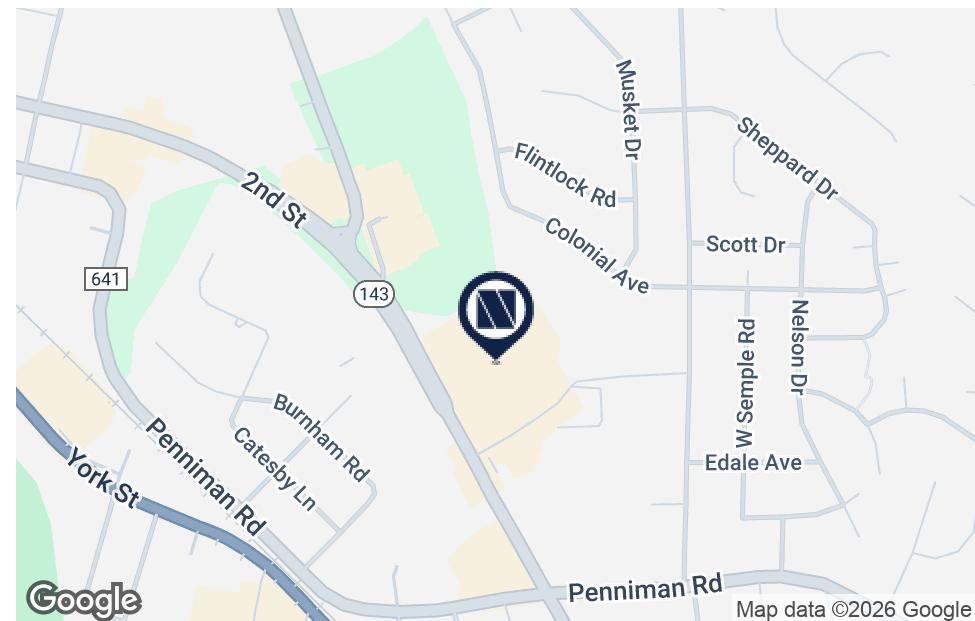
SPACES	LEASE RATE	SPACE SIZE
Unit 16-17	Contact Agent	8,400 SF
Unit B	Contact Agent	2,530 SF

TRAFFIC COUNTS AT MERRIMAC TRAIL

VDOT (2023)

York County Line To James City County Line

14,000



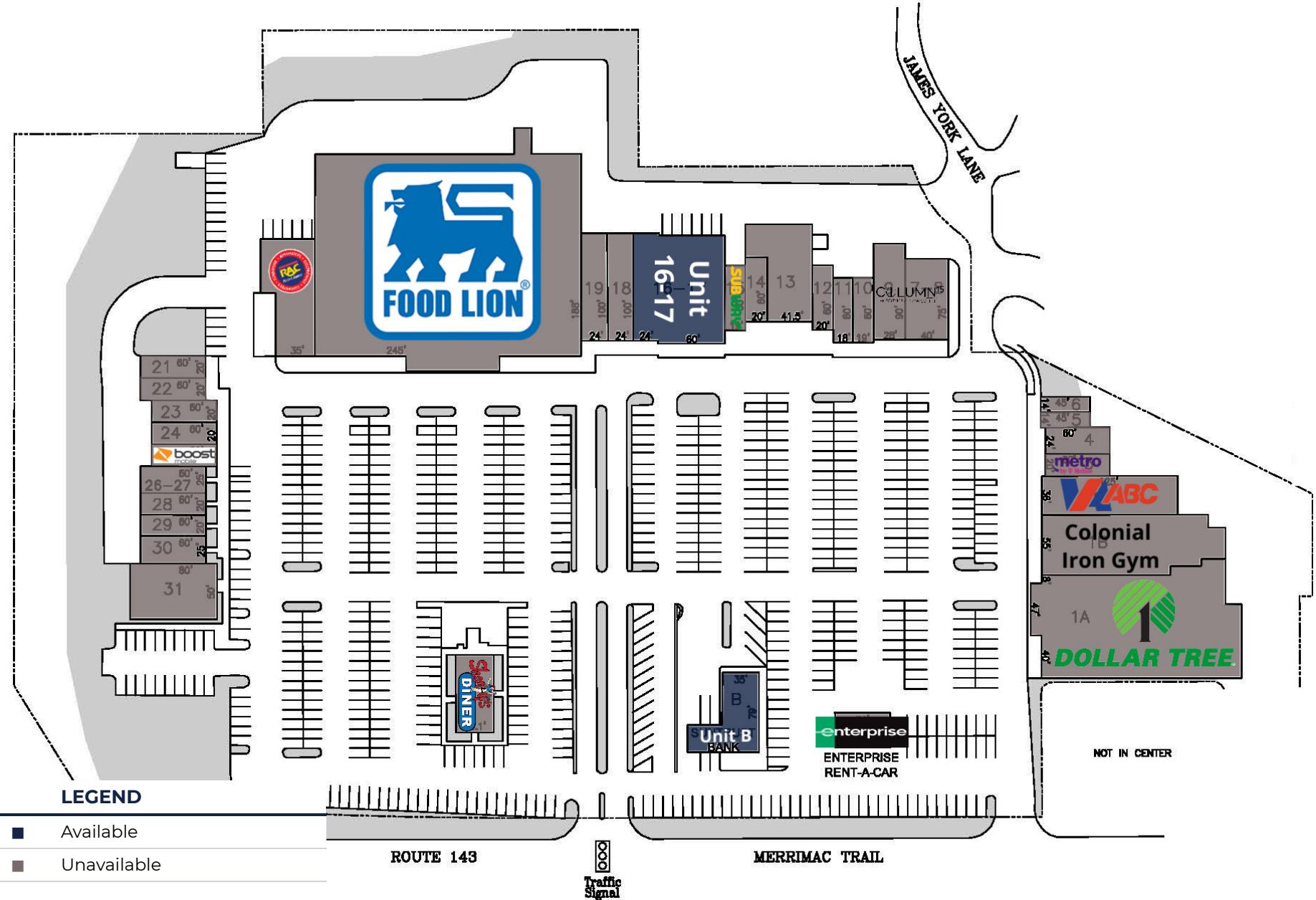
SITE PLAN

JAMES YORK PLAZA SHOPPING CENTER

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S.L. NUSBAUM REALTY CO.



VACANCY OVERVIEW

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,530 - 8,400 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
■ Unit 16-17	Available	8,400 SF	NNN	Can be subdivided.
■ Unit B	Available	2,530 SF	NNN	-

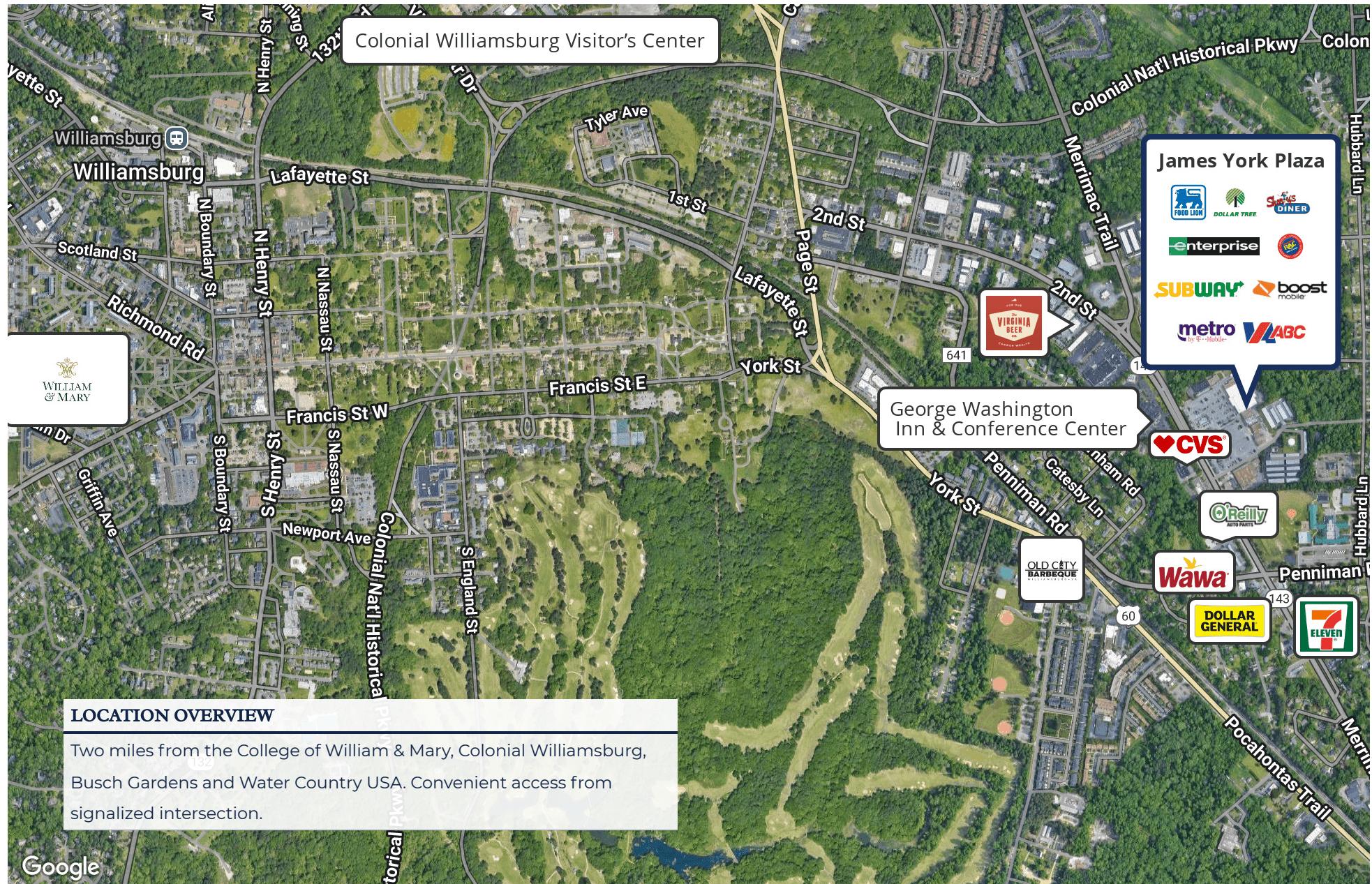
AREA RETAIL

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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.

ADDITIONAL PHOTOS

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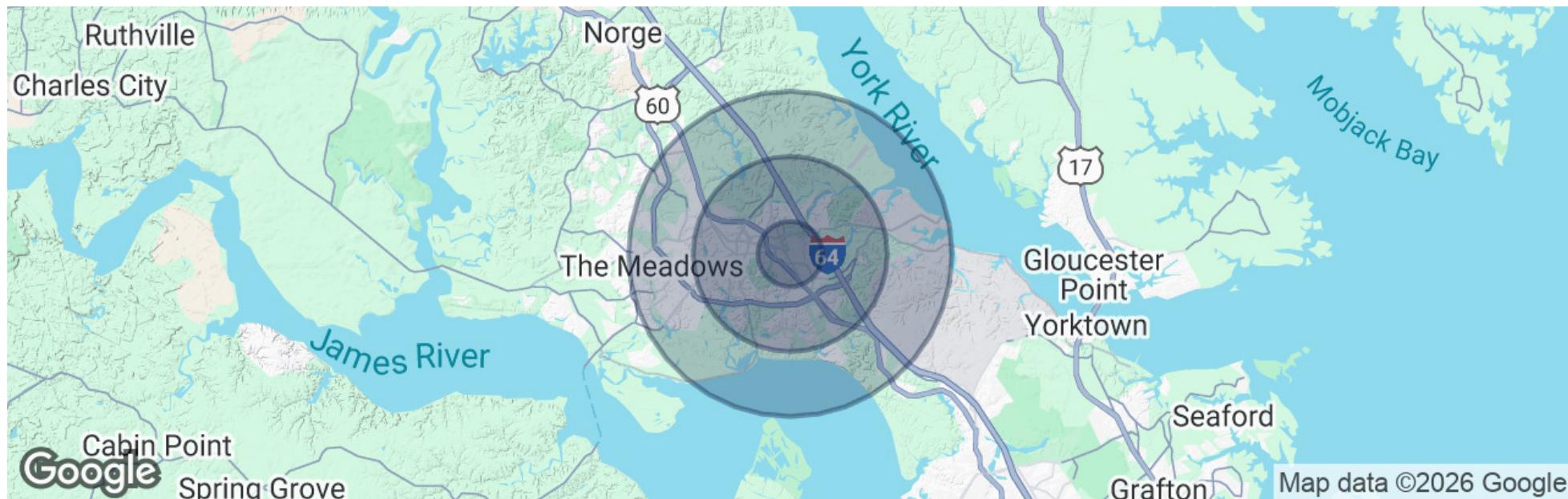
DEMOGRAPHICS MAP & REPORT

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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
Average Age (Male)			37.1
Average Age (Female)	41.1	41.7	38.8

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

2020 American Community Survey (ACS)

CONTACT INFORMATION

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