



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



S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM



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PROPERTY SUMMARY

551-801 MERRIMAC TRAIL
WILLIAMSBURG, VA 23185

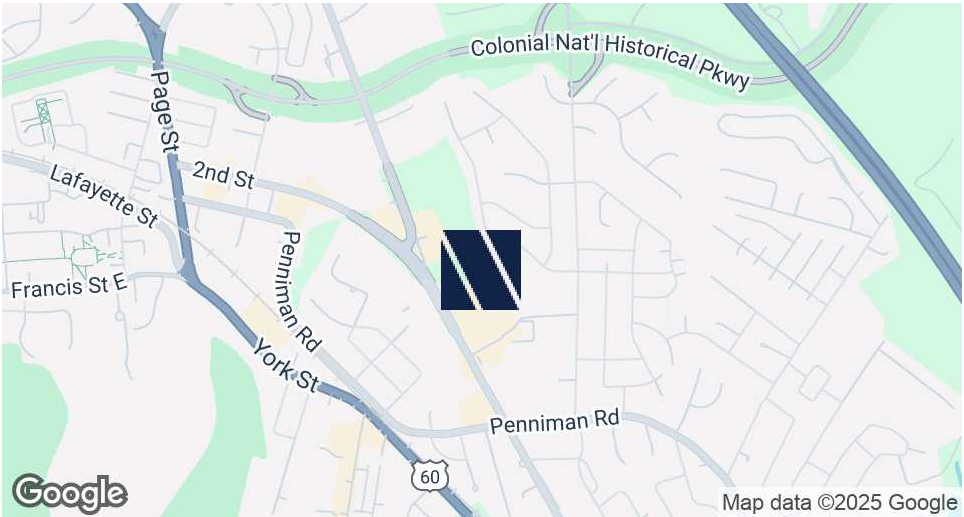


PROPERTY SUMMARY

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 (2023)
York County Line To James City County Line	14,000



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PROUD PARTNER
XTEAM
RETAIL ADVISORS



LEGEND

Available

Unavailable

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VACANCY OVERVIEW

551-801 MERRIMAC TRAIL
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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	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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ADDITIONAL PHOTOS

551-801 MERRIMAC TRAIL
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DEMOGRAPHICS MAP & REPORT

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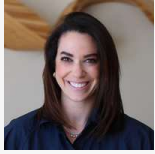
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,044	25,452	53,026
Average Age	38.3	41.7	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,056	9,896	20,473
# Of Persons Per HH	2.6	2.4	2.3
Average HH Income	\$84,175	\$100,698	\$99,259
Average House Value	\$254,087	\$335,910	\$330,416

* Demographics derived from 2020 CoStar data

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CONTACT ME



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