

# FOR LEASE

## JAMES YORK PLAZA SHOPPING CENTER

551-801 Merrimac Trail | Williamsburg, VA 23185



**S.L. NUSBAUM**  
REALTY CO.



**LINDSAY BANGEL**

Senior Associate

O. 757.263.4847

lbangel@slnusbaum.com

**S.L. NUSBAUM REALTY CO.** | 440 MONTICELLO AVENUE, SUITE 1700, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM



# PROPERTY SUMMARY

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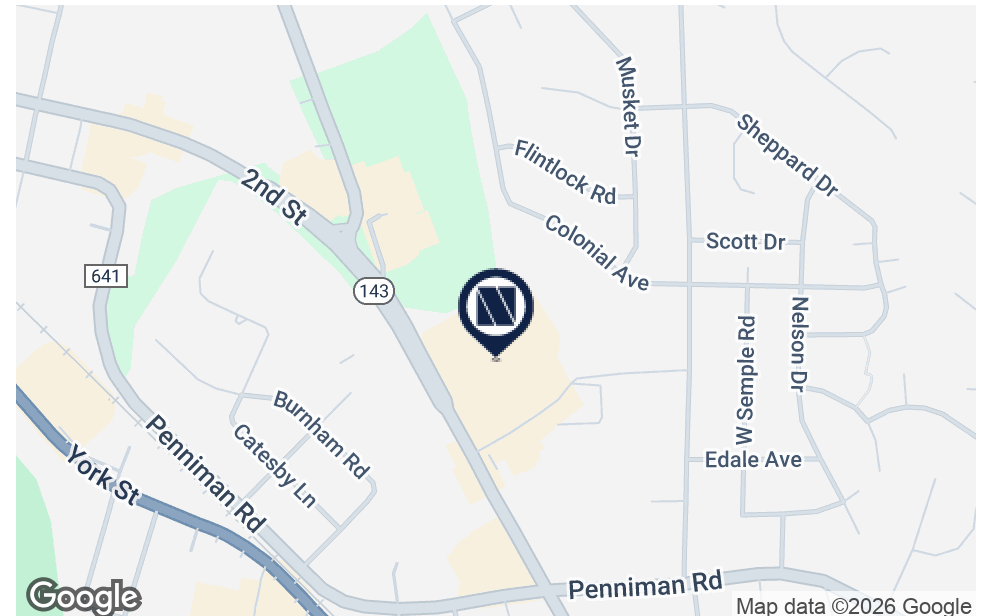
### PROPERTY DESCRIPTION

Join Food Lion, Dollar Tree, Colonial Iron Gym, Shorty's Diner, Cumin 15 Coffee, and more at this neighborhood-friendly shopping center. We are currently offering a former Rite Aid space that the landlord is willing to subdivide for the right tenant, with flexible sizes ranging from approximately 2,400 to 8,400 SF

In addition, an outparcel space of 2,530 SF with a drive-thru is available. Formerly a bank, this space is well suited for a dance studio, jeweler, retail user, or other drive-thru concept. Take advantage of excellent visibility and get your signage and business up and running.

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

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



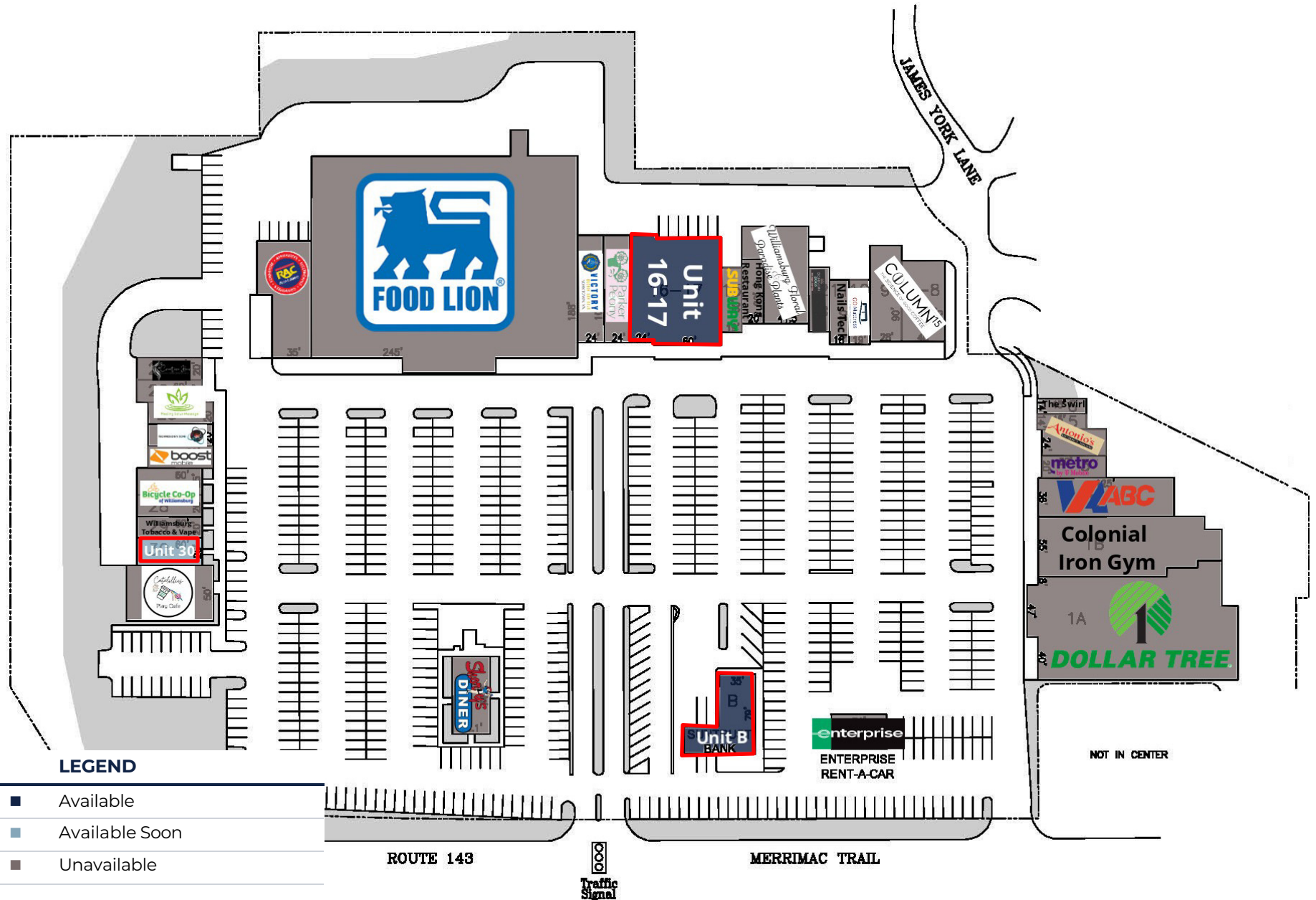
# SITE PLAN

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# VACANCY OVERVIEW

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 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 from size ranges of 2400-8400 SF.
■ Unit 30	Available	1,500 SF	NNN	Available 2/1/2026
■ Unit B	Available	2,530 SF	NNN	Outparcel space of 2,530 SF with a drive-thru.



# AREA RETAIL

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# ADDITIONAL PHOTOS

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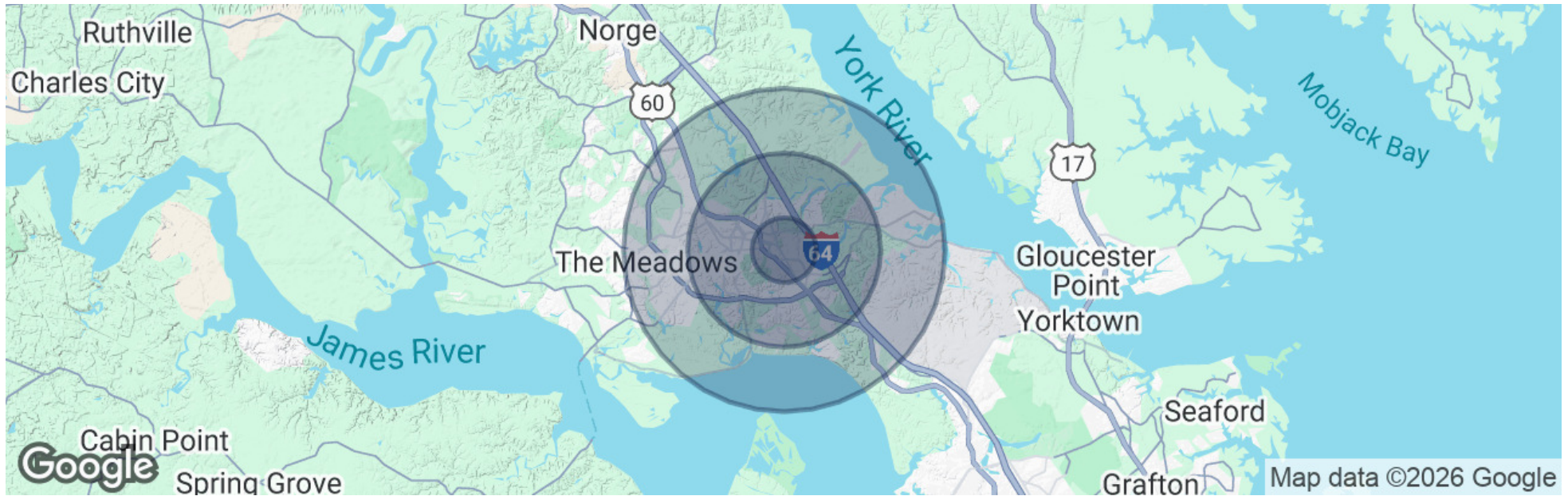
# DEMOGRAPHICS MAP & REPORT

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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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