

COMMERCIAL REAL ESTATE SERVICES INVESTMENT SALES AND LEASING

**BERKSHIRE
HATHAWAY**
HOMESERVICES

RW TOWNE
REALTY

COMMERCIAL DIVISION



KEY FEATURES

- Located in "The Edge District" of York County- where emerging culinary minds, innovative craft beverage producers and nostalgic eateries and shops have come together!
- Prime retail lot adjacent James York Plaza
- 1.15 acres with two ingress/egress points
- Zoned General Business with 156' of frontage
- Great roadside visibility

FOR SALE

817 Merrimac Trail Williamsburg, VA 23185



To Learn More, Contact:

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janetmooreccim.com

COMMERCIAL REAL ESTATE SERVICES

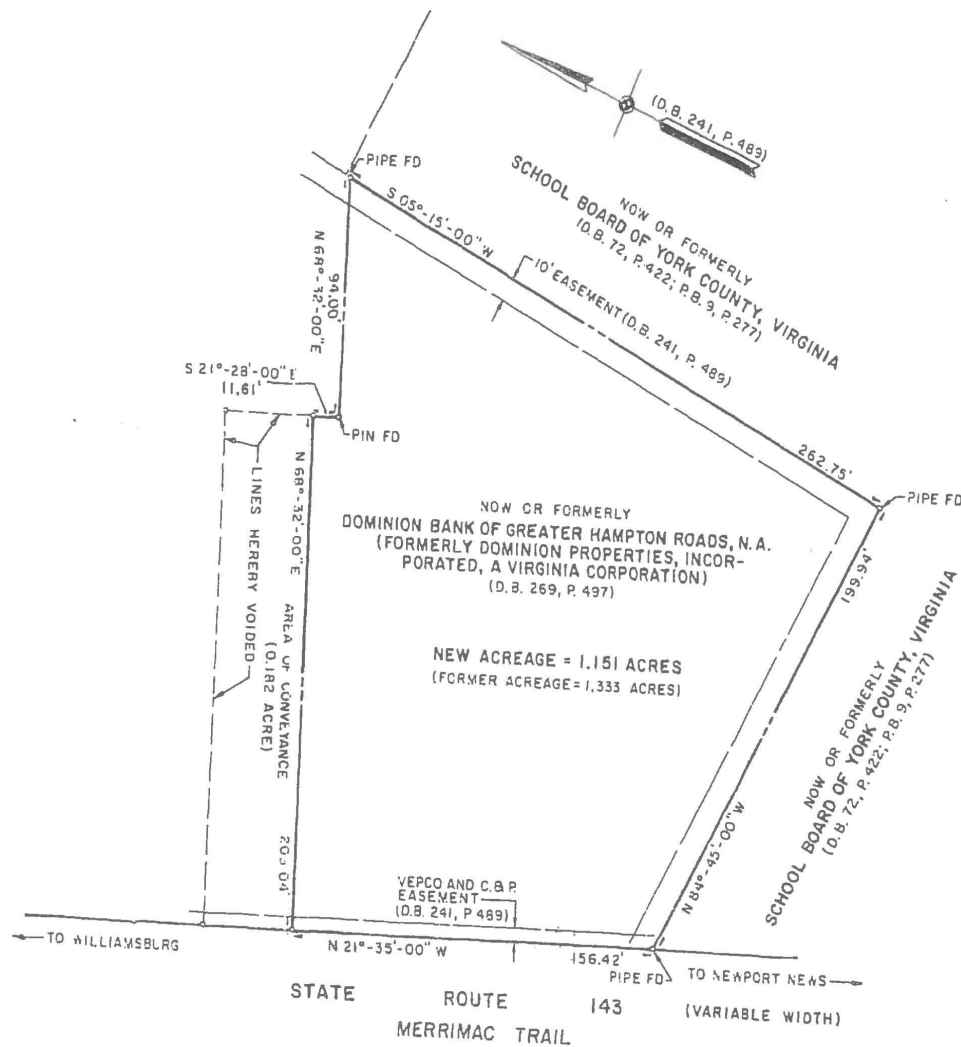
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DEMOGRAPHICS

	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

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LOCATION FEATURES

- Nearby tenants include: Food Lion, Dollar Tree, CVS, Column 15 Coffee, Auto Zone, Hardee's, Shorty's Diner, Casa Pearl, Loyalty Chevrolet, DaVita, Family Dollar, Sherwin Williams, The Virginia Beer Company, Dominion Dogs, Parker Peoney Boutique, Colonial Iron Gym, RAC, Wawa, Velvet Shoe String and more.
- The Edge District, established in 2019, where James City County, York County and the City of Williamsburg converge. This foodie destination is located just on the edge of the Historic Triangle, one of the Commonwealth's largest tourism draws.

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