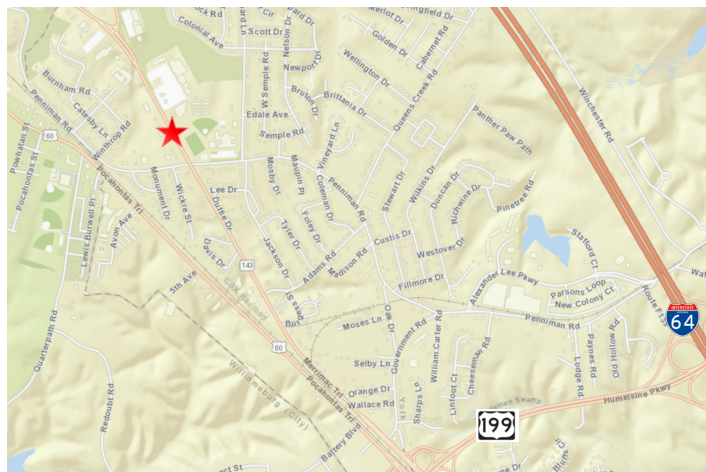


# RETAIL SITE

# FOR SALE



## 817 MERRIMAC TRAIL WILLIAMSBURG VA 23185



### PROPERTY FEATURES

- LOCATED IN “THE EDGE” AREA 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**

HomeServices

Towne Realty

COMMERCIAL DIVISION

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### DEMOGRAPHICS

	1 MI	3 MI	5 MI
HOUSEHOLDS	3,152	10,329	18,883
POPULATION	8,259	29,066	49,230
AVERAGE HH INCOME	\$79,917	\$116,858	\$109,765



