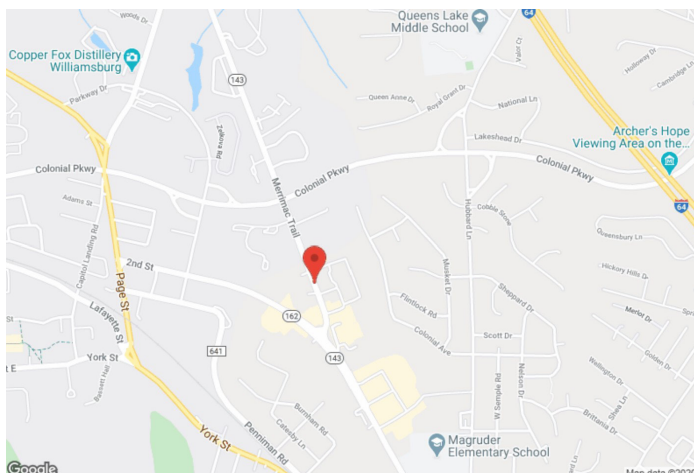


PAD SITE AND SHOPS

FOR LEASE



THE SHOPPES AT MERRIMAC CENTER 455 MERRIMAC TRAIL | WILLIAMSBURG, VA 23185



PROPERTY FEATURES

- Near the convergence of York and James City Counties and Williamsburg – The Edge District
- Nearby Tenants: 2ND St, Cochon on 2ND, The Virginia Beer Co., Shorty's Diner, Casa Pearl, and others
- Outparcel available for ground lease or build to suit
- Inline suites available: 2,960sf, 2,553sf, 2,478sf
- New Ownership
- Attractive incentives



BERKSHIRE HATHAWAY
HomeServices
Towne Realty

COMMERCIAL DIVISION

JANET MOORE, CCIM

D: 804.467.9491

O: 757.645.4500

JANET.MOORE@BHHSTOWNE.COM

DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	7,768	28,775	54,685
AVERAGE HH INCOME	\$79,937	\$109,390	\$109,767
TOTAL HH	2,957	10,292	21,031
DAYTIME POPULATION	5,887	38,791	72,504

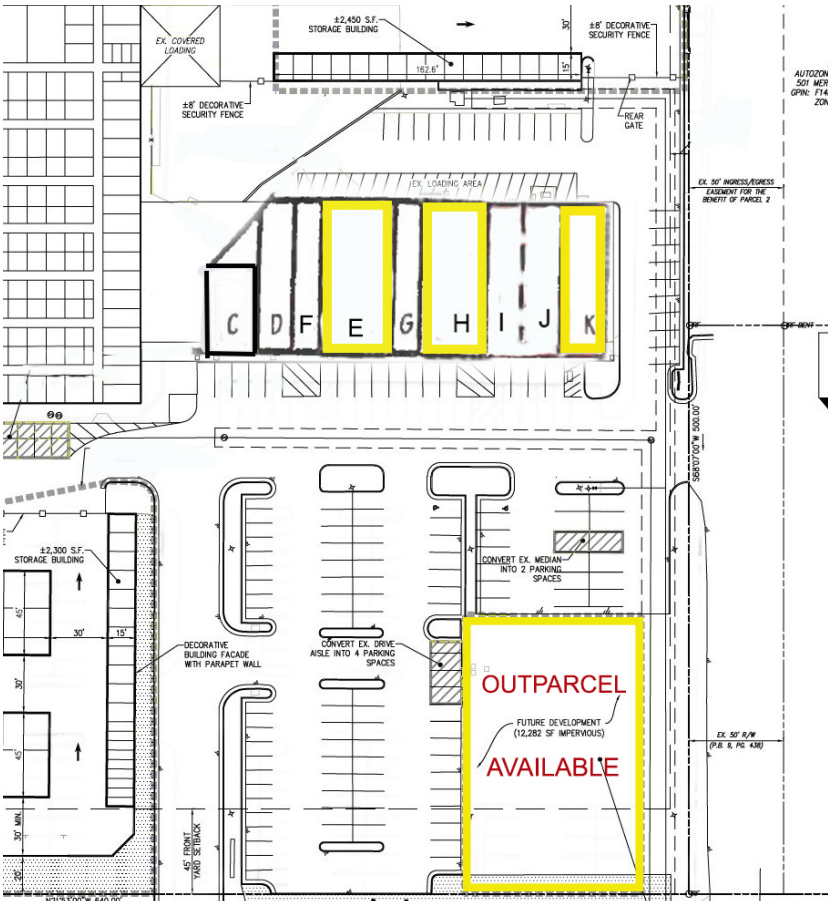
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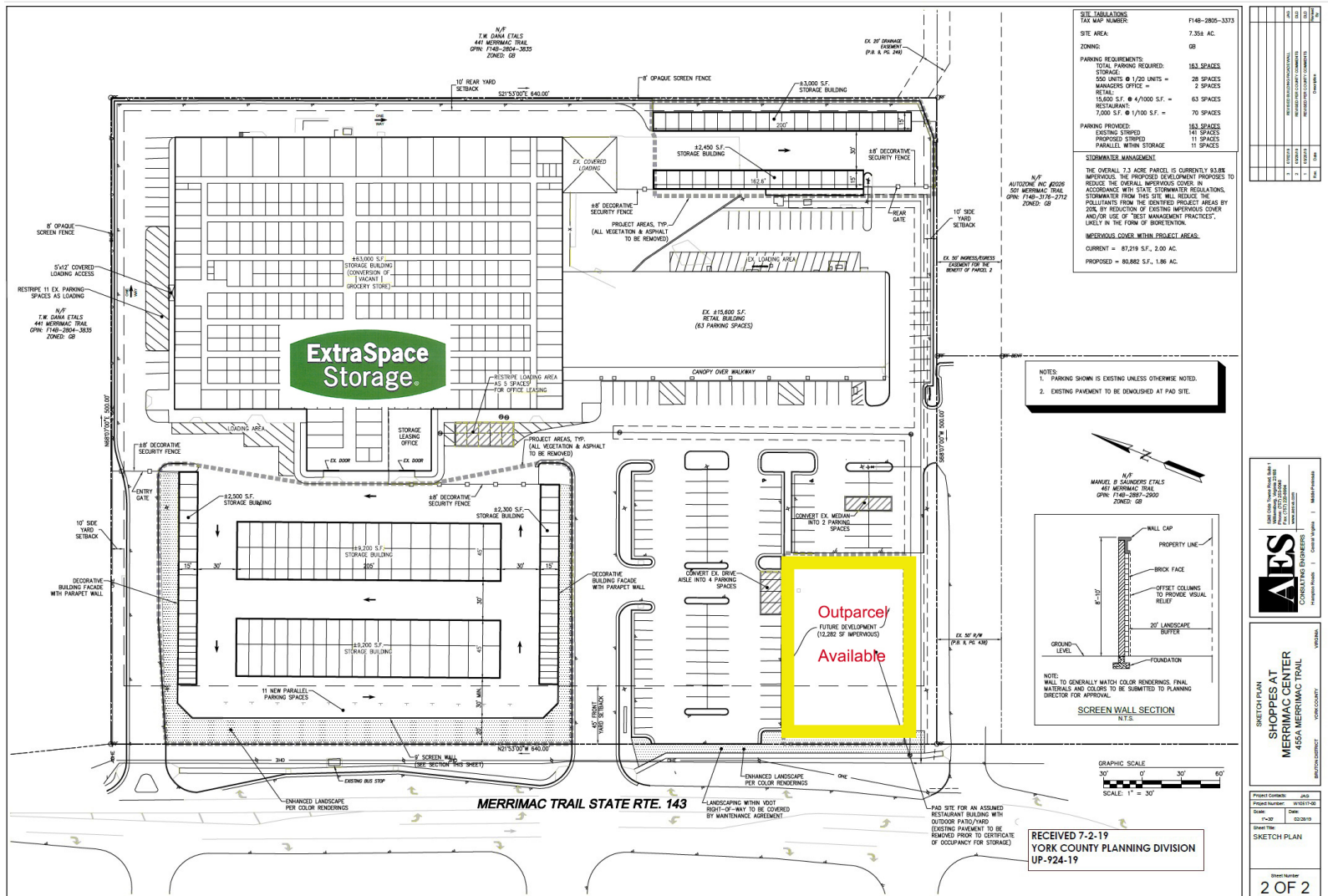
TENANTS: Domino’s Pizza, Jackson Hewitt, Check Into Cash, Jazzercise, Parties Galore (Opening Oct 2020)

NEARBY NATIONAL TENANTS: Sherwin Williams, Family Dollar, Food Lion, CVS, Rite Aid, Dollar Tree, Hardee’s, McDonald’s, and many others



UNIT	TENANT	SQUARE FOOTAGE
C	Parties Galore	900
D	Domino’s Pizza	1,480
F	Jackson Hewitt	1,100
E	Available – Restaurant Space	2,960
G	Check Into Cash	1,147
H	Available	2,553
I-J	Jazzercise	2,960
K	Available Jan 2021	2,478
OP	Available	TBD

SITE PLAN



AERIAL



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