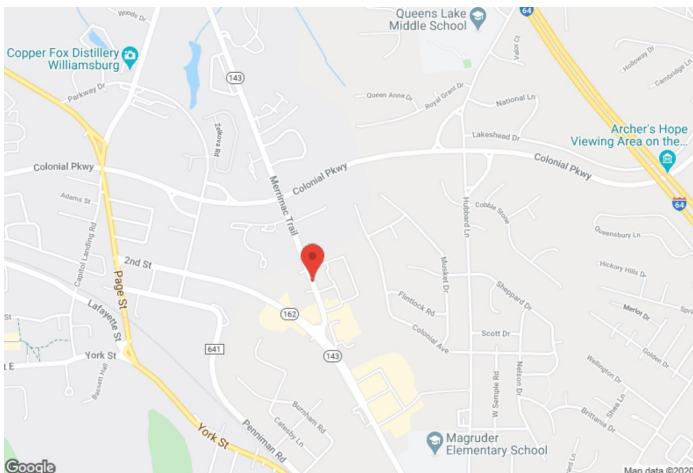




THE SHOPPES AT MERRIMAC CENTER 455 MERRIMAC TRAIL | WILLIAMSBURG, VA 23185



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: 900sf, 2,960sf, 2,553sf
- New Ownership
- Attractive incentives
- Lease Rate: \$12.00sf + NNN



BERKSHIRE HATHAWAY
HomeServices
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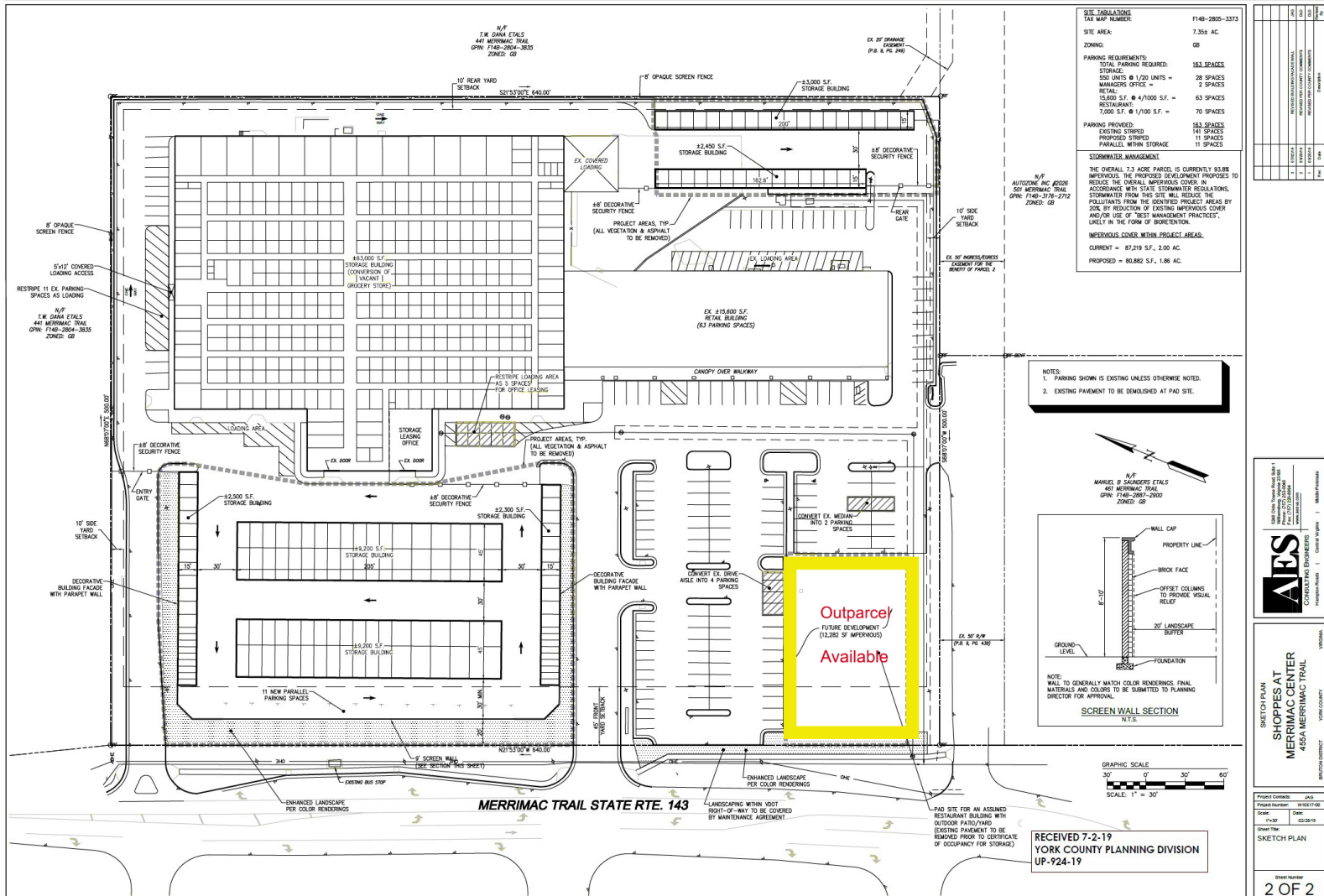
JANET MOORE, CCIM
D: 804.467.9491
O: 757.645.4500

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

SITE PLAN



AERIAL



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