

# FOR LEASE



## JAMES YORK PLAZA SHOPPING CENTER

551-801 MERRIMAC TRAIL  
WILLIAMSBURG, VA 23185

FOR MORE INFORMATION, PLEASE CONTACT:

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**NEAL SADLER**  
VICE PRESIDENT  
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# PROPERTY SUMMARY

JAMES YORK PLAZA SHOPPING CENTER | WILLIAMSBURG, VA 23185



## PROPERTY SUMMARY

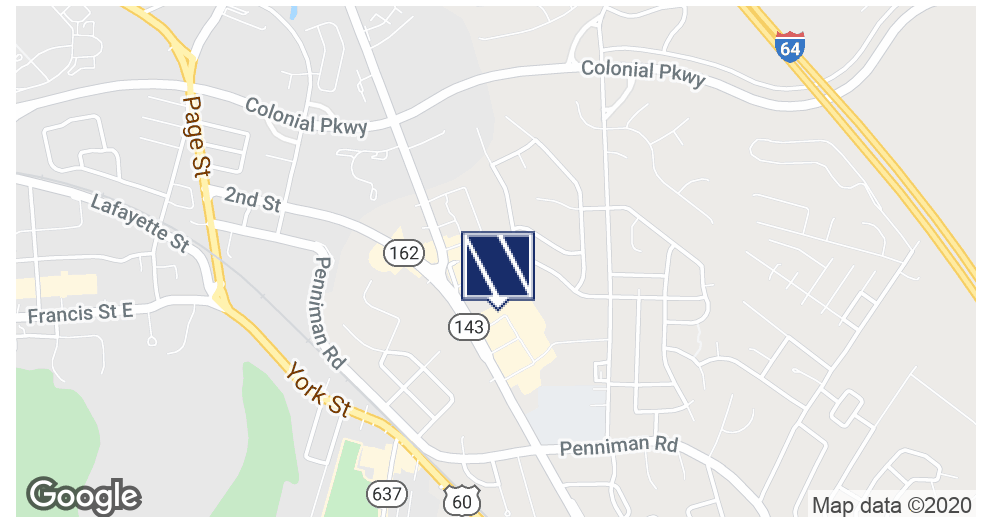
Anchored by Food Lion, Rite Aid and Dollar Tree.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 - 8,244 SF
Building Size:	135,073 SF

## TRAFFIC COUNTS

	VDOT (2019)
York County Line to York County Line	16,000



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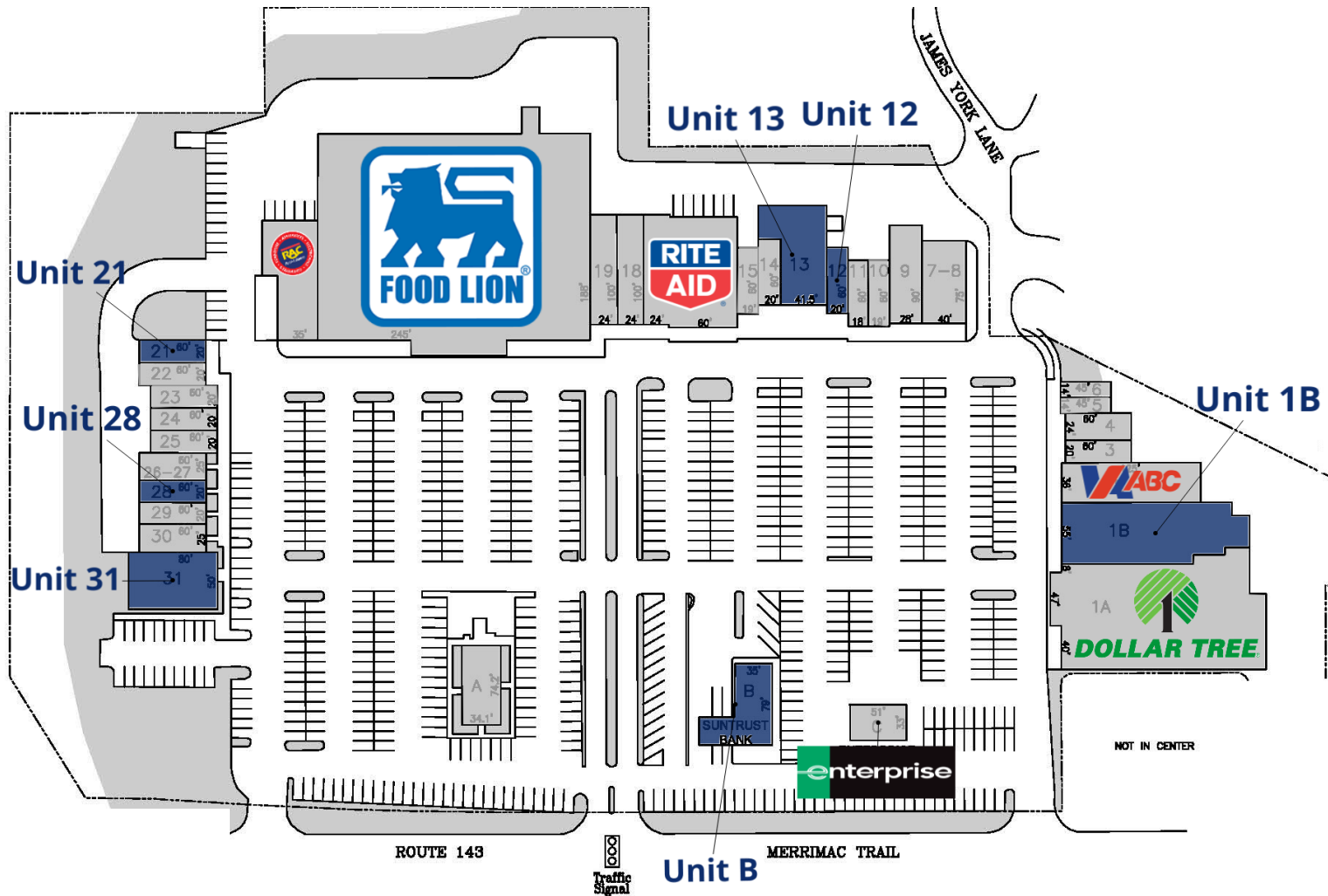
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**XTEAM**  
RETAIL ADVISORS

# PLANS

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## LEGEND

Available

Unavailable

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# VACANCY OVERVIEW

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 8,244 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Unit 1B	Available	8,244 SF	NNN	Negotiable
■ Unit 12	Available	1,200 SF	NNN	Negotiable
■ Unit 13	Available	4,200 SF	NNN	Negotiable
■ Unit 21	Available	1,200 SF	NNN	Negotiable
■ Unit 28	Available	1,200 SF	NNN	Negotiable
■ Unit 31	Available	4,000 SF	NNN	Negotiable
■ Unit B	Available	2,530 SF	NNN	Negotiable

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# LOCATION OVERVIEW

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## LOCATION OVERVIEW

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

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# ADDITIONAL PHOTOS

JAMES YORK PLAZA SHOPPING CENTER | WILLIAMSBURG, VA 23185

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Since 1906.



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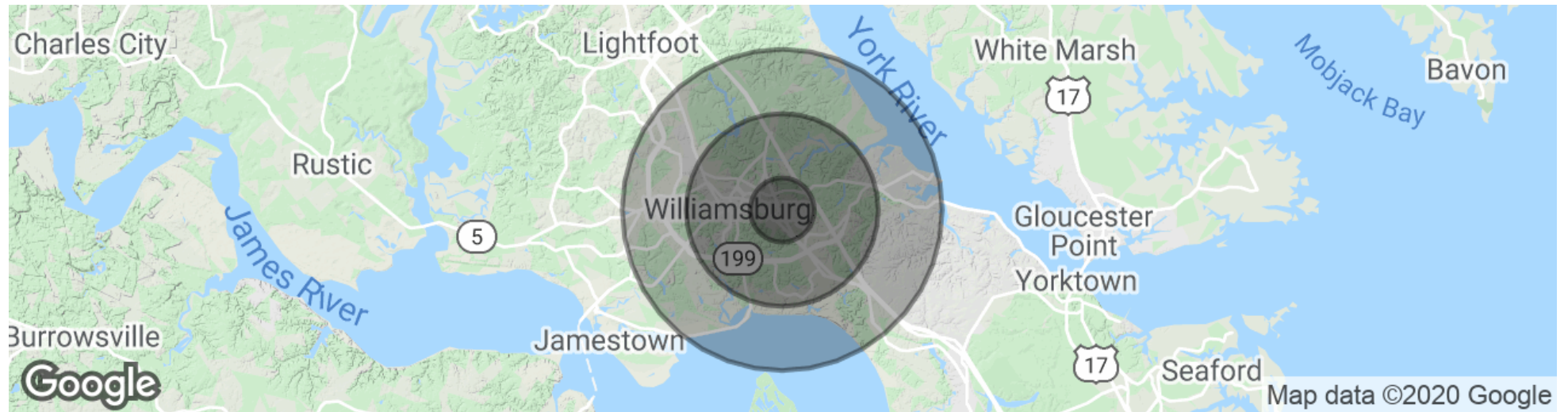
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# DEMOGRAPHICS MAP & REPORT



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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
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

\* Demographics derived from 2020 CoStar data

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