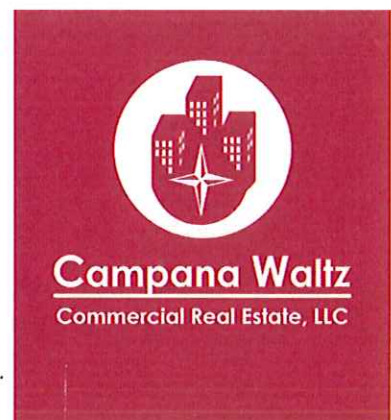


**1617 & 1621 Merrimac Trail  
Williamsburg, Virginia  
Land For Sale**



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

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*This information was obtained from sources deemed to be reliable, but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice.*

**FOR SALE**  
**1617 & 1621 Merrimac Trail**  
**Williamsburg, Virginia**

**Location:** 1617 & 1621 Merrimac Trail  
Williamsburg, Virginia

**Description:** The property is located in a primary retail corridor in the heart of Williamsburg in close proximity to Route 199, Interstate 64, and Busch Corporate Office Park.

**Total Land Size:** Approximately 1.3 Acres

**Asking Price:** \$125,000.00

**Surrounding Uses:** Colonial Williamsburg (734,000 Visitors Per Year)  
The College of William & Mary (7,500 Students)  
Hotels  
Restaurants  
Gas / Convenience

**Demographics:** 16,052 people within a three-mile radius  
\$65,387 MHI within a three-mile radius

**Zoning:** GB- General Business District

**Additional Information:**

- Location Maps
- Demographics

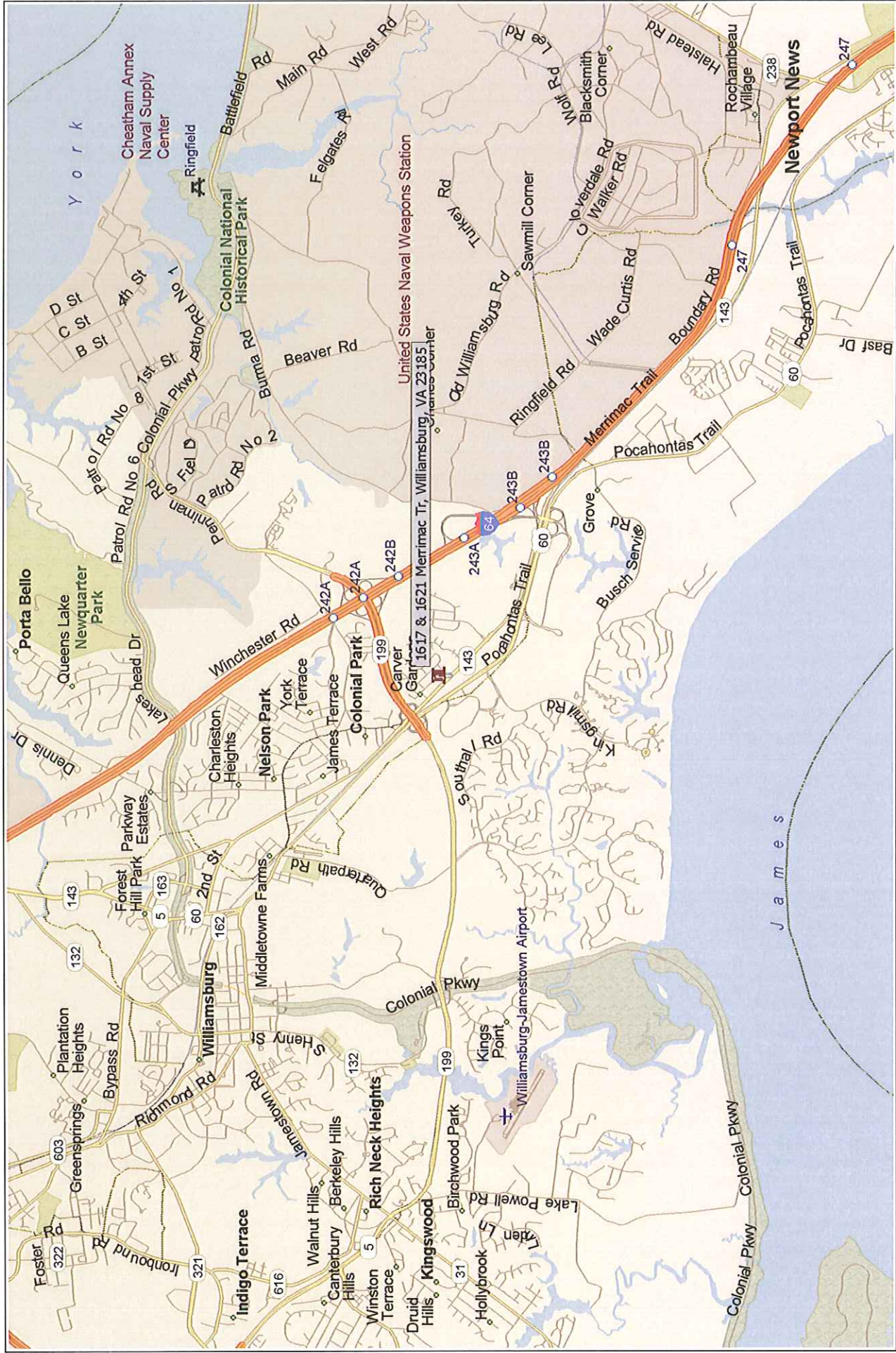
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# 1617 & 1621 Merrimac Trail, Williamsburg, Virginia



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## Demographics for 1617 Merrimac Trail, Williamsburg, VA 23185

Population	1-mi.	3-mi.	5-mi.
2009 Male Population	1,039	7,651	16,141
2009 Female Population	1,172	8,401	18,174
% 2009 Male Population	46.99%	47.66%	47.04%
% 2009 Female Population	53.01%	52.34%	52.96%
2009 Total Adult Population	1,743	12,877	28,461
2009 Total Daytime Population	4,304	16,728	39,707
2009 Total Daytime Work Population	2,558	8,399	20,437
2009 Median Age Total Population	40	42	35
2009 Median Age Adult Population	47	49	42
2009 Age 0-5	117	815	1,682
2009 Age 6-13	206	1,409	2,521
2009 Age 14-17	146	951	1,651
2009 Age 18-20	90	631	3,704
2009 Age 21-24	112	943	3,720
2009 Age 25-29	123	844	1,983
2009 Age 30-34	127	763	1,630
2009 Age 35-39	155	888	1,819
2009 Age 40-44	168	1,150	2,084
2009 Age 45-49	183	1,159	2,060
2009 Age 50-54	186	1,168	1,950
2009 Age 55-59	133	1,034	1,755
2009 Age 60-64	95	895	1,564
2009 Age 65-69	107	988	1,677
2009 Age 70-74	105	878	1,477
2009 Age 75-79	78	755	1,316
2009 Age 80-84	40	461	921
2009 Age 85+	39	320	800
% 2009 Age 0-5	5.29%	5.08%	4.90%
% 2009 Age 6-13	9.32%	8.78%	7.35%
% 2009 Age 14-17	6.61%	5.92%	4.81%
% 2009 Age 18-20	4.07%	3.93%	10.79%
% 2009 Age 21-24	5.07%	5.87%	10.84%
% 2009 Age 25-29	5.57%	5.26%	5.78%
% 2009 Age 30-34	5.75%	4.75%	4.75%
% 2009 Age 35-39	7.01%	5.53%	5.30%
% 2009 Age 40-44	7.60%	7.16%	6.07%
% 2009 Age 45-49	8.28%	7.22%	6.00%
% 2009 Age 50-54	8.42%	7.28%	5.68%
% 2009 Age 55-59	6.02%	6.44%	5.11%
% 2009 Age 60-64	4.30%	5.58%	4.56%
% 2009 Age 65-69	4.84%	6.15%	4.89%
% 2009 Age 70-74	4.75%	5.47%	4.30%
% 2009 Age 75-79	3.53%	4.70%	3.84%
% 2009 Age 80-84	1.81%	2.87%	2.68%
% 2009 Age 85+	1.76%	1.99%	2.33%
2009 White Population	1,188	11,627	26,011
2009 Black Population	882	3,377	5,886
2009 Asian/Hawaiian/Pacific Islander	54	487	1,191
2009 American Indian/Alaska Native	7	62	109
2009 Other Population (Incl 2+ Races)	81	498	1,119
2009 Hispanic Population	73	457	1,051
2009 Non-Hispanic Population	2,138	15,595	33,264
% 2009 White Population	53.71%	72.44%	75.80%
% 2009 Black Population	39.87%	21.04%	17.15%
% 2009 Asian/Hawaiian/Pacific Islander	2.44%	3.03%	3.47%
% 2009 American Indian/Alaska Native	0.32%	0.39%	0.32%
% 2009 Other Population (Incl 2+ Races)	3.66%	3.10%	3.26%
% 2009 Hispanic Population	3.30%	2.85%	3.06%
% 2009 Non-Hispanic Population	96.70%	97.15%	96.94%
2000 Non-Hispanic White	1,224	10,933	24,021
2000 Non-Hispanic Black	813	2,979	5,456
2000 Non-Hispanic Amer Indian/Alaska Native	7	49	66
2000 Non-Hispanic Asian	36	349	860
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	4
2000 Non-Hispanic Some Other Race	n/a	1	23
2000 Non-Hispanic Two or More Races	15	235	416
% 2000 Non-Hispanic White	58.42%	75.16%	77.87%
% 2000 Non-Hispanic Black	38.81%	20.48%	17.69%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.33%	0.34%	0.21%
% 2000 Non-Hispanic Asian	1.72%	2.40%	2.79%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.01%
% 2000 Non-Hispanic Some Other Race	0.00%	0.01%	0.07%

% 2000 Non-Hispanic Two or More Races 0.72% 1.62% 1.35%

**Population Change**

	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2009 Total Population	2,211	16,052	34,315
2009 Total Households	937	7,040	13,771
Population Change 1990-2009	497	3,755	7,049
Household Change 1990-2009	296	2,240	4,172
% Population Change 1990-2009	29.00%	30.54%	25.85%
% Household Change 1990-2009	46.18%	46.67%	43.46%
Population Change 2000-2009	176	1,462	2,930
Household Change 2000-2009	143	1,128	2,393
% Population Change 2000-2009	8.65%	10.02%	9.34%
% Households Change 2000-2009	18.01%	19.08%	21.03%

**Housing**

	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	896	6,767	12,602
2000 Occupied Housing Units	847	5,958	11,414
2000 Owner Occupied Housing Units	635	4,521	7,639
2000 Renter Occupied Housing Units	211	1,437	3,775
2000 Vacant Housing Units	49	809	1,188
% 2000 Occupied Housing Units	94.53%	88.04%	90.57%
% 2000 Owner Occupied Housing Units	70.95%	66.81%	60.62%
% 2000 Renter Occupied Housing Units	23.58%	21.24%	29.96%
% 2000 Vacant Housing Units	5.47%	11.96%	9.43%

**Income**

	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2009 Median Household Income	\$77,303	\$65,387	\$57,984
2009 Per Capita Income	\$49,022	\$47,540	\$37,001
2009 Average Household Income	\$115,675	\$108,397	\$92,201
2009 Household Income < \$10,000	37	177	591
2009 Household Income \$10,000-\$14,999	8	141	586
2009 Household Income \$15,000-\$19,999	37	234	580
2009 Household Income \$20,000-\$24,999	14	148	536
2009 Household Income \$25,000-\$29,999	46	233	560
2009 Household Income \$30,000-\$34,999	53	336	709
2009 Household Income \$35,000-\$39,999	60	356	776
2009 Household Income \$40,000-\$44,999	37	398	759
2009 Household Income \$45,000-\$49,999	50	398	743
2009 Household Income \$50,000-\$59,999	60	796	1,308
2009 Household Income \$60,000-\$74,999	47	845	1,740
2009 Household Income \$75,000-\$99,999	217	1,387	2,332
2009 Household Income \$100,000-\$124,999	121	712	1,166
2009 Household Income \$125,000-\$149,999	70	350	590
2009 Household Income \$150,000-\$199,999	36	223	395
2009 Household Income \$200,000-\$249,999	13	94	112
2009 Household Income \$250,000-\$499,999	32	206	277
2009 Household Income \$500,000+	n/a	7	9
2009 Household Income \$200,000+	45	307	399
% 2009 Household Income < \$10,000	3.94%	2.51%	4.29%
% 2009 Household Income \$10,000-\$14,999	0.85%	2.00%	4.26%
% 2009 Household Income \$15,000-\$19,999	3.94%	3.32%	4.21%
% 2009 Household Income \$20,000-\$24,999	1.49%	2.10%	3.89%
% 2009 Household Income \$25,000-\$29,999	4.90%	3.31%	4.07%
% 2009 Household Income \$30,000-\$34,999	5.65%	4.77%	5.15%
% 2009 Household Income \$35,000-\$39,999	6.40%	5.06%	5.64%
% 2009 Household Income \$40,000-\$44,999	3.94%	5.65%	5.51%
% 2009 Household Income \$45,000-\$49,999	5.33%	5.65%	5.40%
% 2009 Household Income \$50,000-\$59,999	6.40%	11.31%	9.50%
% 2009 Household Income \$60,000-\$74,999	5.01%	12.00%	12.64%
% 2009 Household Income \$75,000-\$99,999	23.13%	19.70%	16.94%
% 2009 Household Income \$100,000-\$124,999	12.90%	10.11%	8.47%
% 2009 Household Income \$125,000-\$149,999	7.46%	4.97%	4.28%
% 2009 Household Income \$150,000-\$199,999	3.84%	3.17%	2.87%
% 2009 Household Income \$200,000-\$249,999	1.39%	1.34%	0.81%
% 2009 Household Income \$250,000-\$499,999	3.41%	2.93%	2.01%
% 2009 Household Income \$500,000+	0.00%	0.10%	0.07%
% 2009 Household Income \$200,000+	4.80%	4.36%	2.90%

**Retail Sales Volume**

	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2009 Children/Infants Clothing Stores	\$548,683	\$3,659,761	\$6,504,534
2009 Jewelry Stores	\$413,919	\$2,604,072	\$4,736,607
2009 Mens Clothing Stores	\$791,460	\$5,281,273	\$9,550,521
2009 Shoe Stores	\$728,279	\$5,081,959	\$9,022,537



2009 Womens Clothing Stores	\$1,350,884	\$9,122,858	\$16,745,261
2009 Automobile Dealers	\$9,366,456	\$62,495,896	\$113,708,278
2009 Automotive Parts/Acc/Repair Stores	\$1,170,114	\$7,786,459	\$14,112,359
2009 Other Motor Vehicle Dealers	\$357,012	\$2,456,100	\$4,380,628
2009 Tire Dealers	\$321,582	\$2,050,509	\$3,756,074
2009 Hardware Stores	\$165,993	\$1,762,524	\$2,588,392
2009 Home Centers	\$877,823	\$7,100,010	\$12,331,858
2009 Nursery/Garden Centers	\$341,158	\$2,158,866	\$3,940,884
2009 Outdoor Power Equipment Stores	\$105,646	\$723,123	\$1,341,490
2009 Paint/Wallpaper Stores	\$33,244	\$246,986	\$447,711
2009 Appliance/TV/Other Electronics Stores	\$922,530	\$6,040,080	\$10,923,625
2009 Camera/Photographic Supplies Stores	\$146,459	\$1,016,507	\$1,818,128
2009 Computer/Software Stores	\$431,817	\$2,985,271	\$5,431,607
2009 Beer/Wine/Liquor Stores	\$587,360	\$3,991,069	\$7,066,658
2009 Convenience/Specialty Food Stores	\$1,565,896	\$9,523,066	\$14,658,620
2009 Restaurant Expenditures	\$6,853,072	\$46,994,977	\$74,162,619
2009 Supermarkets/Other Grocery excl Conv	\$6,342,497	\$44,143,461	\$79,061,614
2009 Furniture Stores	\$923,365	\$6,176,834	\$11,180,068
2009 Home Furnishings Stores	\$610,683	\$4,178,909	\$7,365,715
2009 Gen Merch/Appliance/Furniture Stores	\$8,178,841	\$55,358,554	\$99,872,806
2009 Gasoline Stations w/ Convenience Stores	\$5,603,636	\$37,675,759	\$65,236,326
2009 Other Gasoline Stations	\$4,037,741	\$28,152,693	\$50,577,707
2009 Department Stores excl Leased Depts	\$9,101,370	\$61,398,635	\$110,796,435
2009 General Merchandise Stores	\$7,255,476	\$49,181,719	\$88,692,738
2009 Other Health/Personal Care Stores	\$594,461	\$4,025,141	\$7,318,652
2009 Pharmacies/Drug Stores	\$3,045,912	\$21,017,538	\$37,836,110
2009 Pet/Pet Supplies Stores	\$426,782	\$3,054,635	\$5,485,898
2009 Book/Periodical/Music Stores	\$136,890	\$860,424	\$1,743,238
2009 Hobby/Toy/Game Stores	\$123,180	\$1,076,458	\$2,020,811
2009 Musical Instrument/Supplies Stores	\$84,156	\$558,152	\$1,013,939
2009 Sewing/Needlework/Piece Goods Stores	\$26,190	\$191,500	\$348,399
2009 Sporting Goods Stores	\$591,512	\$3,929,692	\$6,635,792
2009 Video Tape Stores - Retail	\$74,977	\$500,683	\$904,637

## AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the \_\_\_\_\_ Listing Broker, \_\_\_\_\_ Buyer Broker, \_\_\_\_\_ Dual Agent for the property submitted in this information package.

Acknowledged by:

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Campana Waltz Commercial Real Estate, LLC