



THALHIMER

FOR SALE
400 Whittaker's Trace
Williamsburg, VA 22901

+/-13.49 ACRE PARCEL AVAILABLE *



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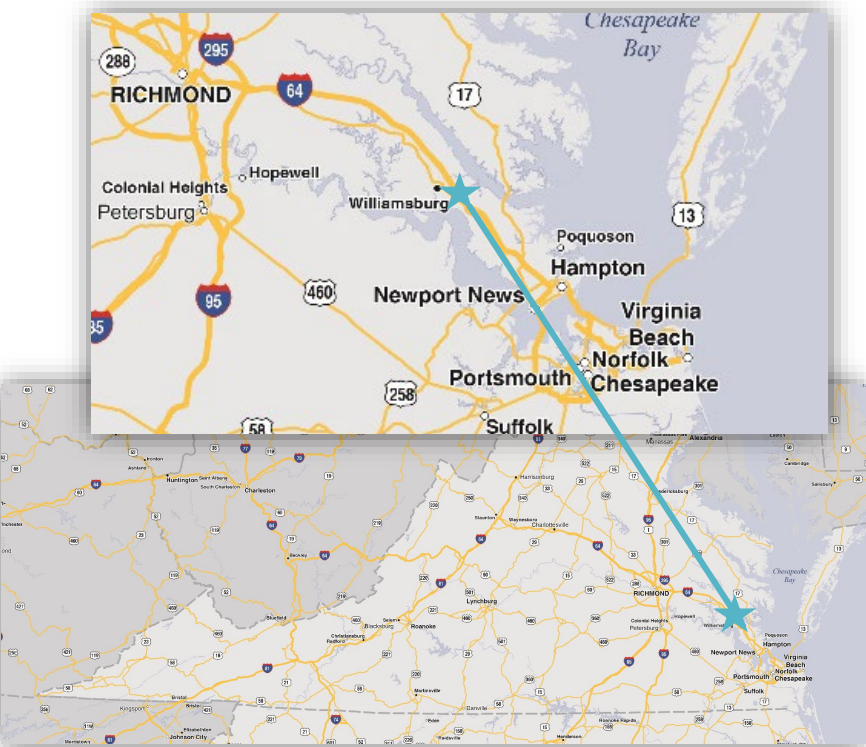
* The proposed area herein is not to be considered an accurate representation of any kind by Sam's Club, its affiliates, employees, agents or sub-agents and is subject to change or revocation. Any transaction is subject to Sam's Club approval and the parties' subsequent execution of a mutually acceptable Agreement of Sale.

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County	York County
Parcel ID	I13C-0168-2219
Zoning	Commercial
Lot Size/Overall Site	+/-13.49 Acres *

Demographics			
	1 Mile	3 Miles	5 Miles
Population	982	18,261	31,552
No. of Households	358	6,965	12,055
Avg. HH Income	\$83,155	\$107,680	\$100,657
Employees	3,666	21,400	65,135



- Strategically located between Richmond and Hampton Roads markets
- Close proximity to Water Country and Busch Gardens
- Regional trade area
- Tourist market
- Signalized access to Route 199
- Immediate access to I-64
- 72,000 VPD on I-64 at exit 242
- Commercial Zoning – appropriate for commercial or tourist destination uses
- Co-tenancy with Target, Best Buy and Kohl's

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THE MARQUIS
TARGET
BEST BUY
KOHLS

Water Country USA
WILLIAMSBURG, VA

WYNDHAM GARDEN HOTELS

Colonial Williamsburg

RIVERSIDE HOSPITAL

Harris Teeter
ups
ABC
verizon

COURTYARD Marriott
The Whaling Company

THE MARKETPLACE
SUBWAY
Papa John's
Sportsman's Grille
Williamsburg DRUG CO.
Starbucks
Swan

FESTIVAL MARKETPLACE
Maurizio's
VIRGINIA GOLF & COUNTRY CLUB
EMERALD THAI CUISINE
JOY ALTERATIONS

W
WILLIAMSBURG GOLF CLUB

Busch Gardens
WILLIAMSBURG, VA

KINGSMILL
Resort
WILLIAMSBURG, VA