



134 N Henry Street, Williamsburg, VA

Merchants Square

Prime retail & office space available in Colonial Williamsburg

Merchants Square is a premier open-air lifestyle center in downtown Williamsburg, Virginia, between Colonial Williamsburg and the College of William & Mary. Featuring 239,606 SF of retail and 60,804 SF of office space, it offers historic charm, walkability, and strong year-round foot traffic from 2.1 million annual visitors and over 10,000 students and faculty. The center includes boutique shops, chef-driven restaurants, and office suites, enhanced by events like farmers markets and festivals. With 1,244+ parking spaces and proximity to Busch Gardens, Jamestown, and the Hampton Roads metro area, it's a top destination for businesses.

Accelerating success.

Retail & Office Available For Lease

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Property Highlights



Up to 10,000 SF Office Space Available



Up to 4,920 SF Retail Space Available



Located in the heart of Williamsburg



Co-Tenancy including Lulu Lemon, Chico's, Talbots, Mellow Mushroom and more



Highest HH Incomes in Williamsburg & a Strong Daytime Office Population



Easily Accessible to the College of William & Mary



	1-Mile	3-Mile	5-Mile
Population			
2024 Est. Population	8,304	40,093	73,520
2029 Proj. Population	8,502	41,590	76,884
Change 2023 - 2028	0.47%	0.74%	0.90%
2024 Median Age	22.7	38.3	43.1
Households			
2024 Households	1,649	15,740	29,750
2029 Proj. Households	1,779	16,671	31,585
Change 2023 - 2028	1.53%	1.16%	1,20%
2024 Income			
Average HH Income	\$124,595	\$125,101	\$132,774
Median HH Income	\$76,752	\$87,010	\$97,927
Per Capita Income	\$31,106	\$49,574	\$53,713
2024 Housing Units			
Total Housing Units	1,968	17,491	32,835
Owner Occupied Units	44.2%	52.9%	60.2%
Renter Occupied Units	39.6%	37.1%	30.4%
Vacant Units	16.2%	10.0%	9.4%
2024 Daytime Population			
# of Workers	12,744	28,670	46,449
# of Residents	5,036	21,007	38,648

Available 1st Floor Retail Spaces

345 Duke of Gloucester St	Up to 4,920 SF
103 N Boundary St, Suite A	1,250 SF
345 W Duke of Gloucester St	2,420 SF
114 N Henry St (2nd Gen Restaurant)	2,038 SF

Available 2nd Floor Office Space

345 Duke of Gloucester St	Up to 10,000 SF
410 Duke of Gloucester St	150-543 SF
440 Duke of Gloucester St	5,000 SF

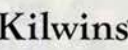




Site Plan




WILLIAM & MARY
 9,654 STUDENTS
 742 FACULTY
 1,200 ACRES

 SALADWORKS
 Monkee's
 BR
 TALBOTS

 Kilwins
 CHASE

 lululemon

**WILLIAMSBURG
 CAPITOL
 BUILDING**

MERCHANTS SQUARE

 ART MUSEUMS
 of Colonial Williamsburg

 chico's
 mellow MUSHROOM
 Brick & Vine
 BERRET'S
 TAPHOUSE GRILL

 Williamsburg Inn

 Golden Horseshoe
 Golf Club
 COLONIAL WILLIAMSBURG

Retailer Map



Convenient access to Richmond
 Road, the main corridor in
 Williamsburg



Located within walking distance from
 the College of William & Mary Campus



Property Photos



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