



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



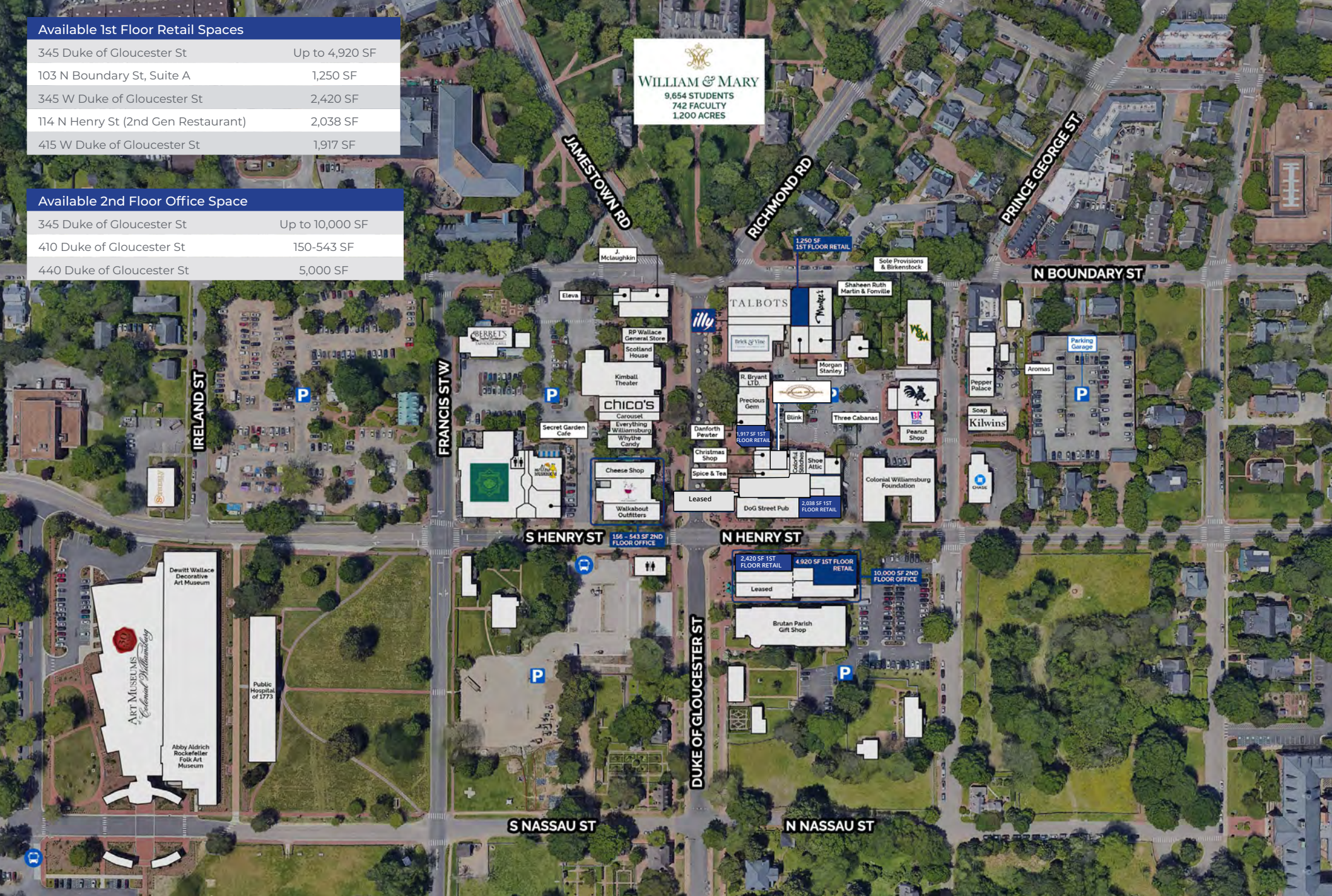
	1-Mile	3-Mile	5-Mile
Population			
2024 Est. Population	8,304	40,093	73,520
2029 Proj. Population	8,502	41,590	76,884
Change 2023 - 2028	0.47%	0.74%	0.90%
2024 Median Age	22.7	38.3	43.1
Households			
2024 Households	1,649	15,740	29,750
2029 Proj. Households	1,779	16,671	31,585
Change 2023 - 2028	1.53%	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
415 W Duke of Gloucester St	1,917 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



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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