



500 MERRIMAC TRAIL

Williamsburg, Virginia

HOTEL/CONFERENCE CENTER FOR AUCTION

AUCTION

June 19, 2012 at 1:00 pm

500 Merrimac Trail., Williamsburg, VA 23185



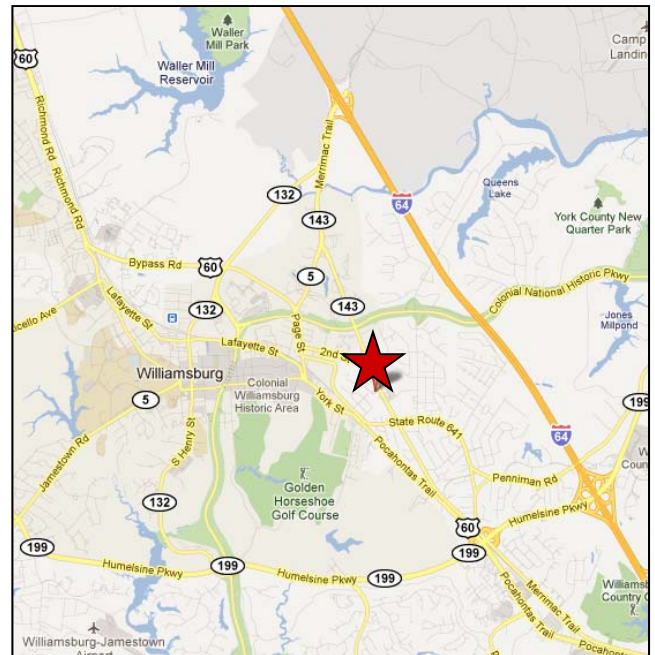
ASKING PRICE: Minimum Acceptable Bid: \$785,000 (\$3,140/key)

PROPERTY OVERVIEW

- 5-story 247 room Hotel on 6.44 acres
- 20,000 SF of meeting space
- Two restaurants and bars
- Lobby Barista

INVESTMENT HIGHLIGHTS

- Lender-Authorized Foreclosed Property Auction
- Tuesday, June 19, 2012 at 1pm EST
- In front of property, 500 Merrimac Trail, Williamsburg, VA 23185
- Former Lexington Inn
- Over \$4 million in renovations since 2007
- Ideal rebranding opportunity
- Not encumbered by franchise or management
- \$100,000 initial deposit, close in 30 days
- See auction website for complete terms & conditions
- Auction Link: www.interstateauction.com



FOR MORE INFORMATION, PLEASE CONTACT:

G. David Butchello

757.254.1746

david.butchello@thalhimer.com

CUSHMAN & WAKEFIELD | THALHIMER

Compass Pointe | One Compass Way

Suite 100, Newport News, VA 23606

757.873.2900

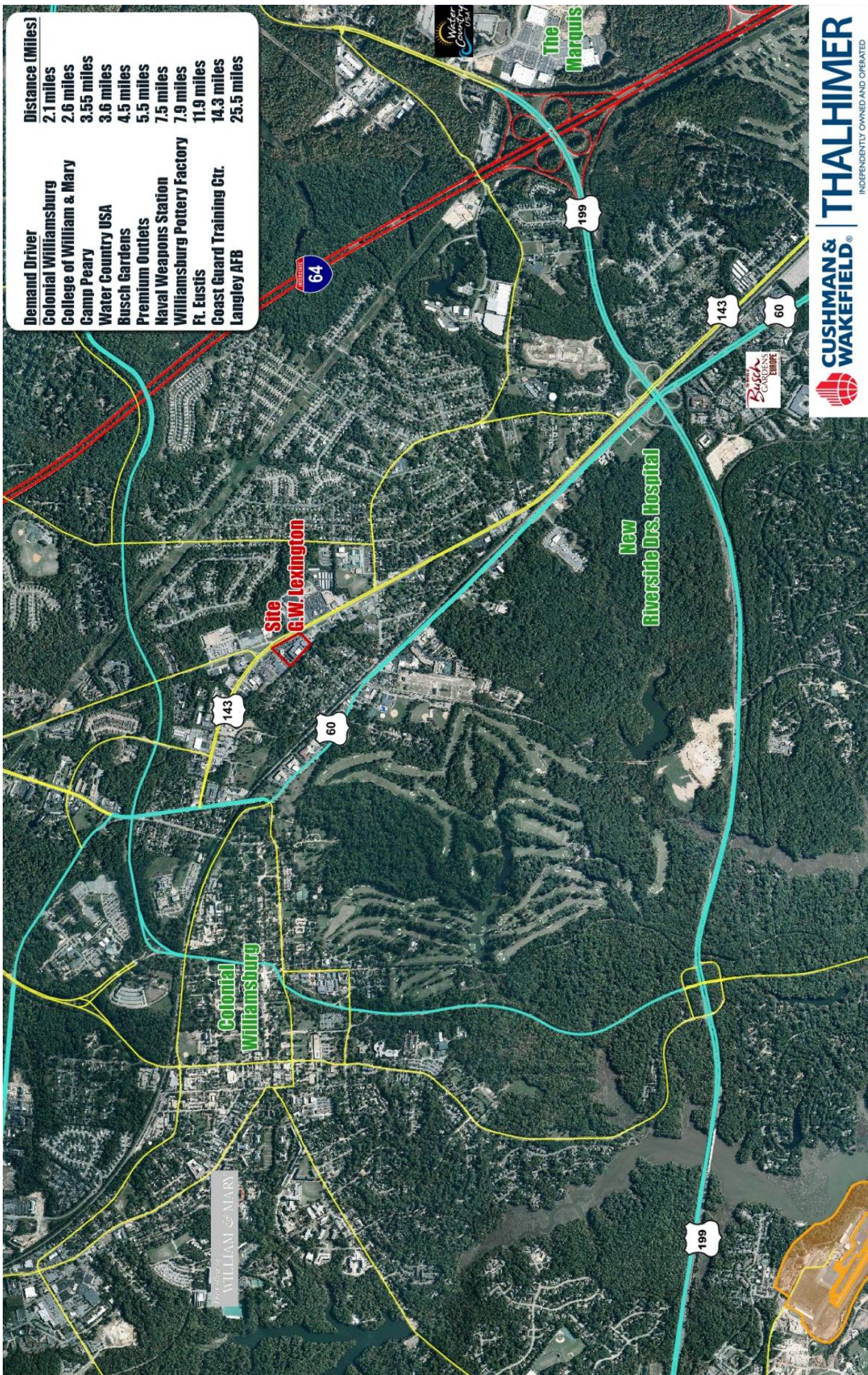
thalhimer.com



RETAIL SERVICES

Although the information contained herein was provided by sources believed to be reliable, Thalhimer makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

VIRGINIA Richmond | Virginia Beach | Newport News | Fredericksburg | Roanoke | Lynchburg
NORTH CAROLINA Charlotte | Raleigh SOUTH CAROLINA Charleston | Greenville



Demand Driver	Distance (Miles)
Colonial Williamsburg	2.1 miles
College of William & Mary	2.6 miles
Camp Peary	3.55 miles
Water Country USA	3.6 miles
Busch Gardens	4.5 miles
Premium Outlets	5.5 miles
Naval Weapons Station	7.5 miles
Williamsburg Pottery Factory	7.9 miles
Ft. Eustis	11.9 miles
Coast Guard Training Ctr.	14.3 miles
Langley AFB	25.5 miles

