



COLDWELL BANKER
COMMERCIAL
ELITE



PRIME MIXED-USE PROPERTY WITH ESTABLISHED RESTAURANT & AUTO SHOP

FOR SALE

1006 & 1008 S Church Lane, Tappahannock, VA 22560

Price: \$1,050,000

Total Acreage: +/- 0.527

Total Square Footage: 4,846

Own a piece of Tappahannock’s commercial heartbeat with this well-positioned mixed-use property along the high-visibility US-17/360 corridor (South Church Street). The offering includes both the real estate and business value of the To Do Café, a beloved local eatery with a loyal customer base, established reputation, and turnkey operations.

The ±0.53-acre site features two income-producing structures:

- **To Do Café** – 3,310 SF restaurant (2,823 SF interior + 487 SF enclosed patio) thoughtfully designed for dine-in, carryout, and high-volume service. Sale includes FF&E.
- **Two-Bay Auto Shop** – 1,536 SF facility leased month-to-month at \$875/month, offering flexibility for continued income or owner use.

Positioned on one of Virginia’s busiest corridors, the property benefits from steady traffic counts, exceptional frontage, and easy access, drawing both local patrons and regional travelers. Zoning allows continued restaurant and service use with optionality for future redevelopment or repositioning.

This rare opportunity combines cash flow, community goodwill, and long-term adaptability—making it an attractive acquisition for both owner-operators and investors in a corridor that remains a vital connector through Virginia’s Northern Neck.

KEY PROPERTY HIGHLIGHTS

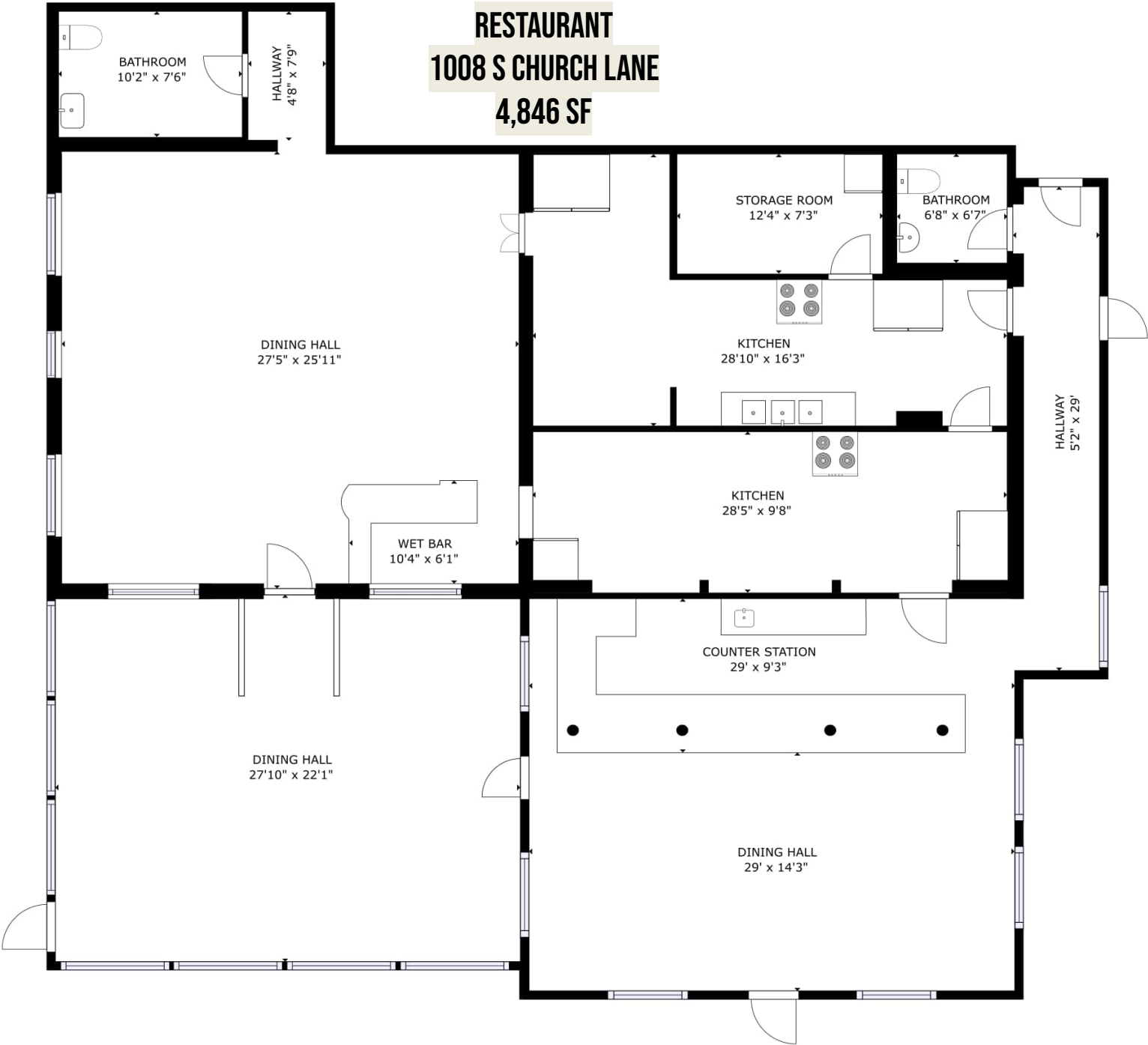
- **High-Visibility Location** – Situated directly on US-17 / 360 (S Church St.)
- **Established Business Included** – Sale includes both real estate and the business value of the beloved To Do Café, a well-known local eatery with a loyal customer base.
- **Turnkey Restaurant Space** – Fully equipped and thoughtfully designed for dining, carryout, and food service operations.
- **Additional Income Stream** – Includes a 2-bay industrial auto shop with separate access, currently leased month-to-month at \$875/month.
- **Versatile Investment Opportunity** – Retain the existing concept, reimagine the restaurant, expand operations, or repurpose the space to fit your vision.
- **Captive Audience Exposure** – US-17 / 360 is a VDOT-designated corridor of statewide significance, ensuring consistent traffic from commuters, tourists, and regional transport vehicles.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	3,461	6,144	13,820
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	1,526	2,623	5,784
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$68,999	\$75,564	\$82,796



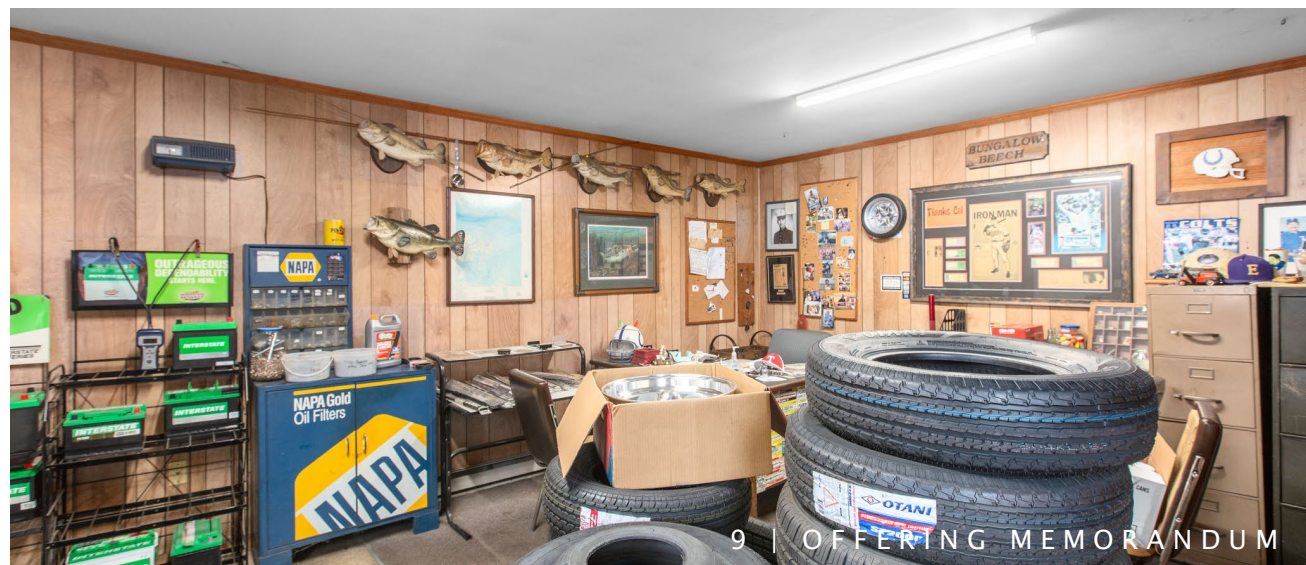
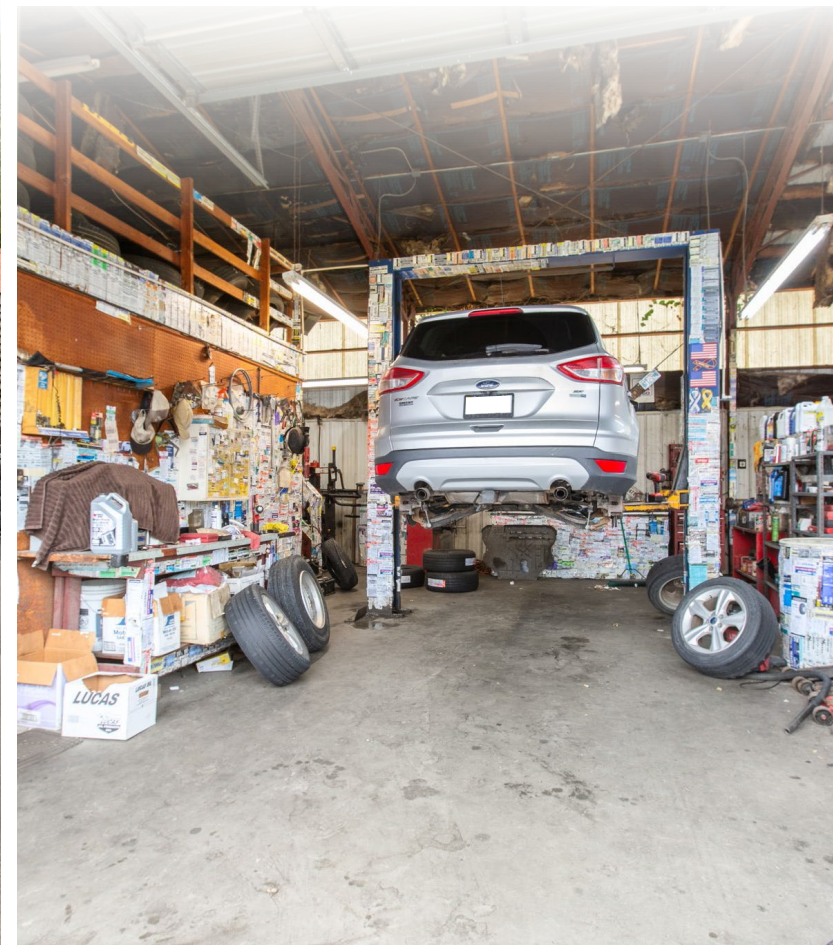
















OFFERING MEMORANDUM

PRIME MIXED-USE PROPERTY WITH ESTABLISHED RESTAURANT & AUTO SHOP

1006 & 1008 S CHURCH LN, TAPPAHANNOCK, VA 22560

FOR MORE INFORMATION PLEASE CONTACT:



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Licensed in the Commonwealth of Virginia