



PROPERTY STATUS

High Visibility Restaurant w/ large parking lot in Front Royal,

OFFERING MEMORANDUM | 865 JOHN MARSHALL HIGHWAY | FRONT ROYAL, VA

Exclusively Listed by

Ed Martin, CCIM - Principal Broker | (703) 867-3350 | ed@martincommercialpartners.com | 0225075345, Virginia

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KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103
Manassas, VA 20109

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Executive Summary



Property Overview

As designed currently, the property offers a 38x36 banquet/meeting room with separate men's and women's restrooms and second bar area through double doors that could be an independent space with private entrance (plus access to rear potential outdoor seating). Main dining space measures 37x34 with a 24 ft bar area and a private men's and women's restrooms. Kitchen/prep/storage/office area is huge with a rear entrance and access to a partial basement for excess storage. Property could be divided--as is it offers two separate spaces (w/ sep bathrooms and bars) that are connected via double doors Zoning Corner lot.

Property Highlights

- Prime Location for travel/tourism towards Skyline Drive and Luray Caverns.
- 60 Space Parking Lot
- Two Sided Monument Signage
- Banquet Room
- Full Commercial Kitchen and Bar

Price:	\$1,250,000
Building SF:	5,120
Price / SF:	\$244.14
Available SF:	5120
Lot Size:	0.69 Acres
Signage:	Monument - Two Sided
Year Built:	1988
Parking:	Private Lot
Parking Ratio:	10/1000

Property Photos



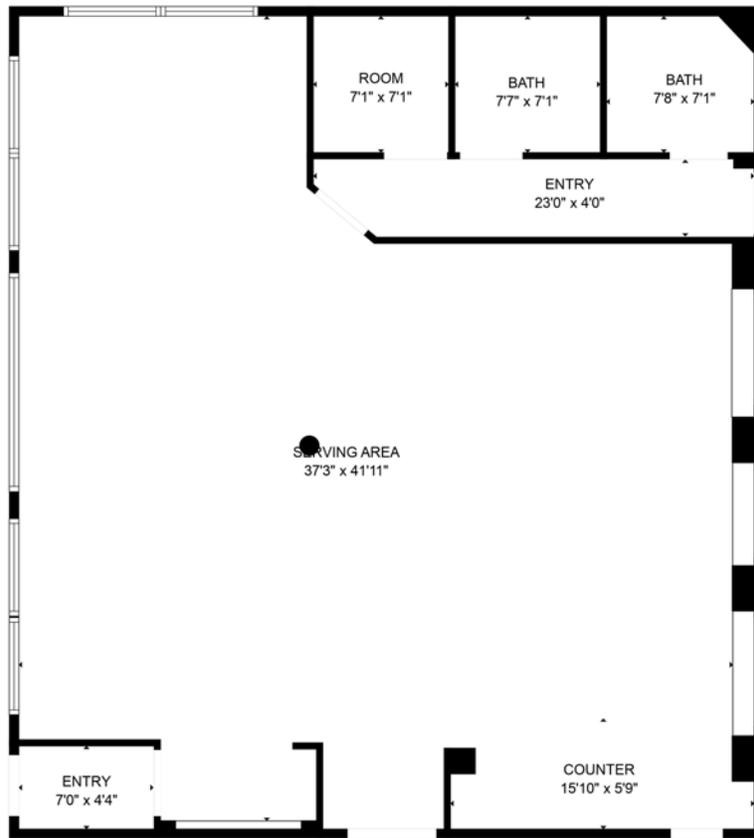
Property Photos



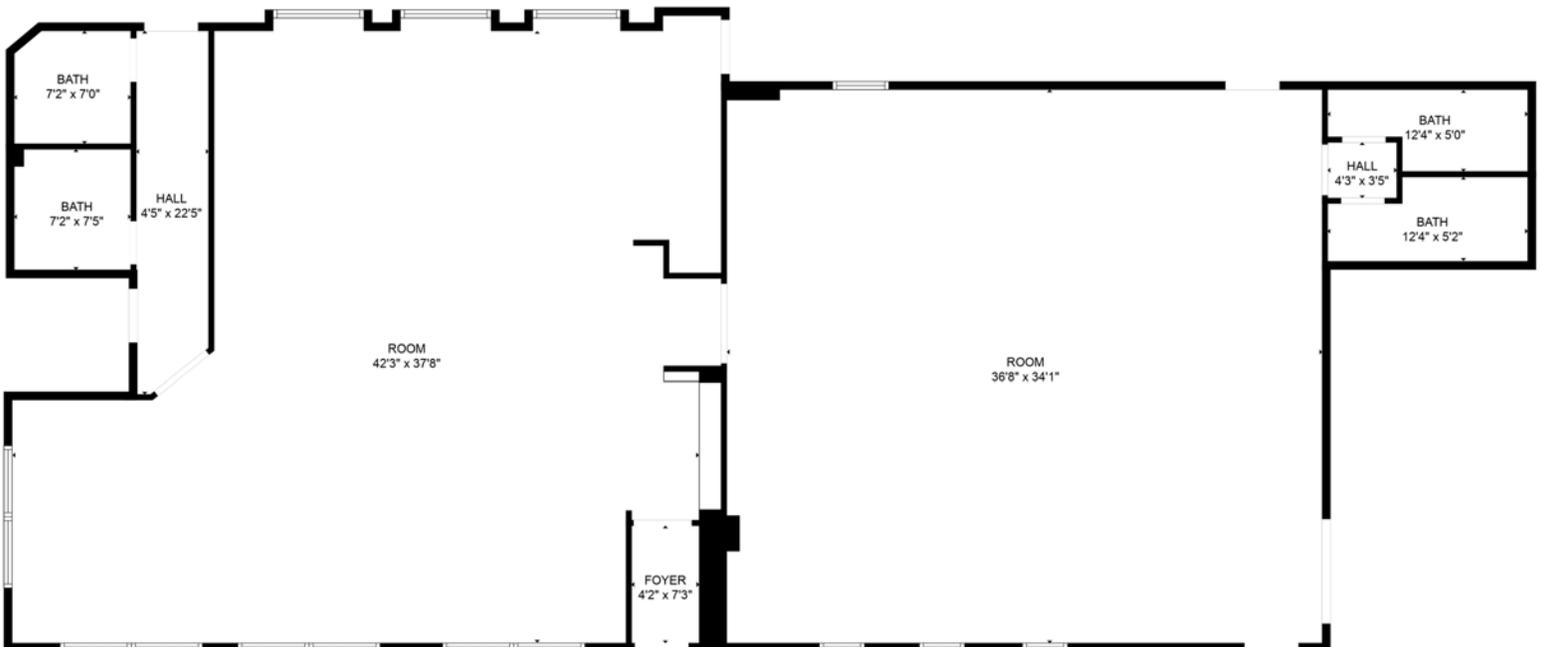
Property Photos



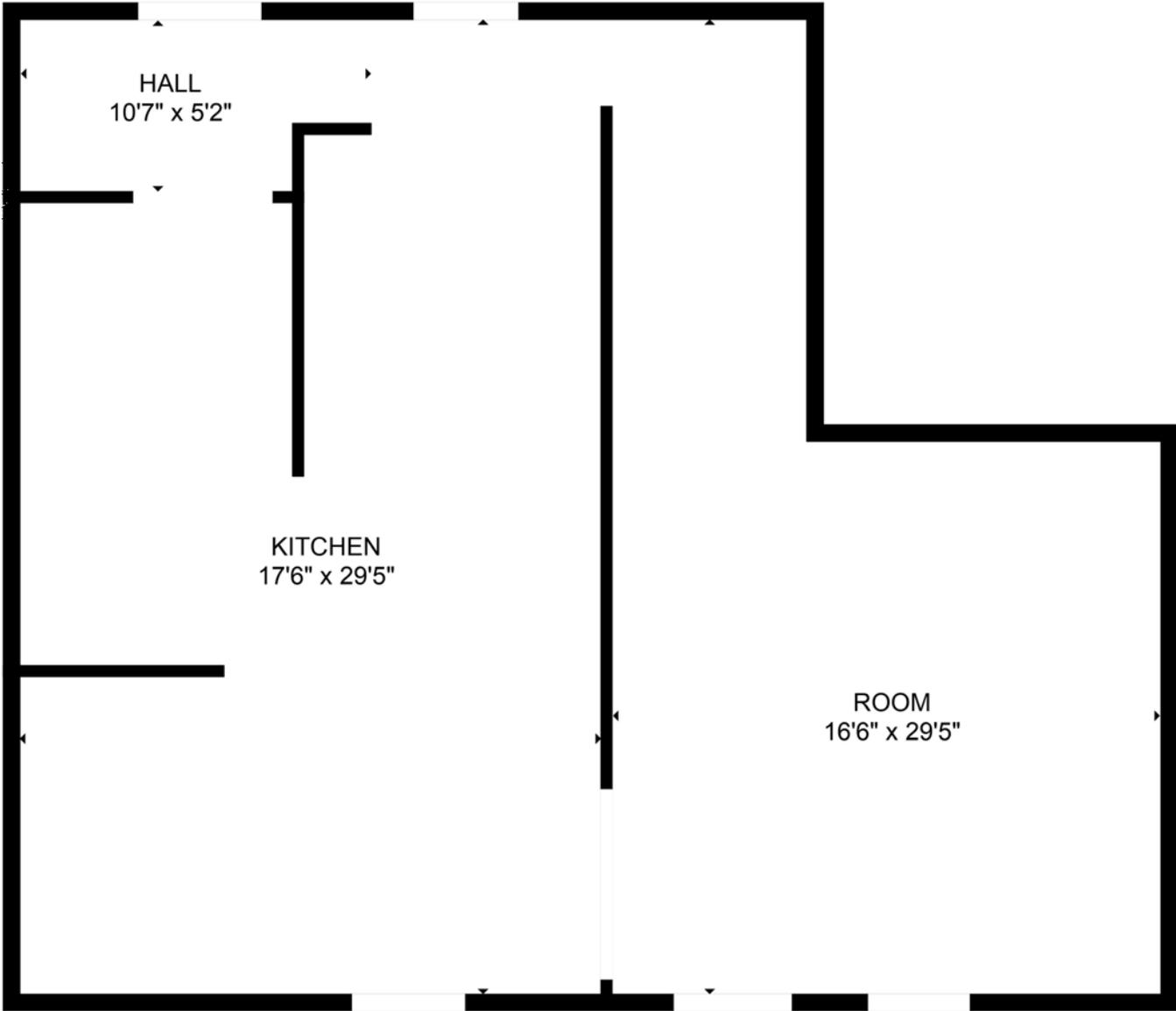
Banquet Room and Dining Layout



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

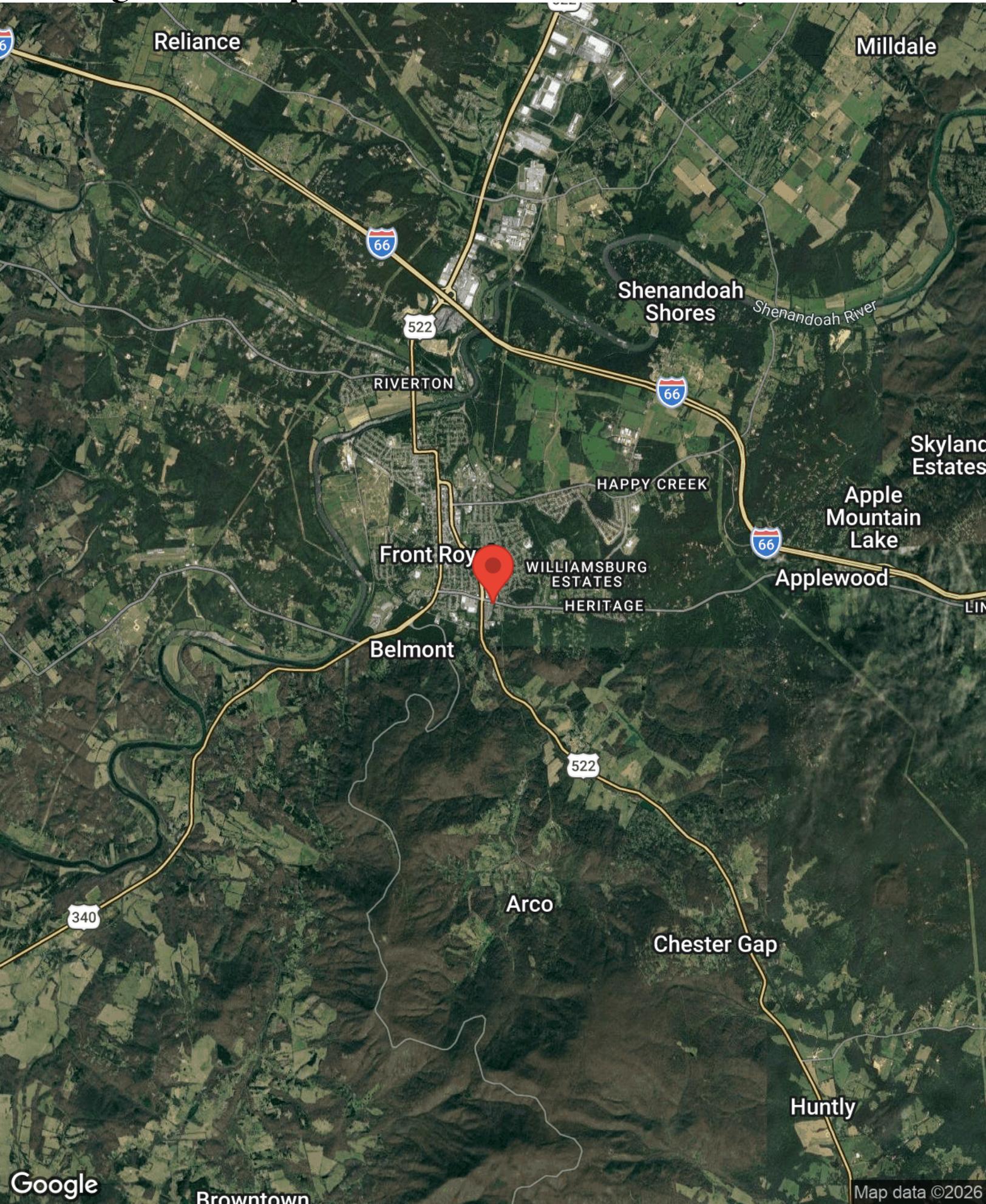


Kitchen

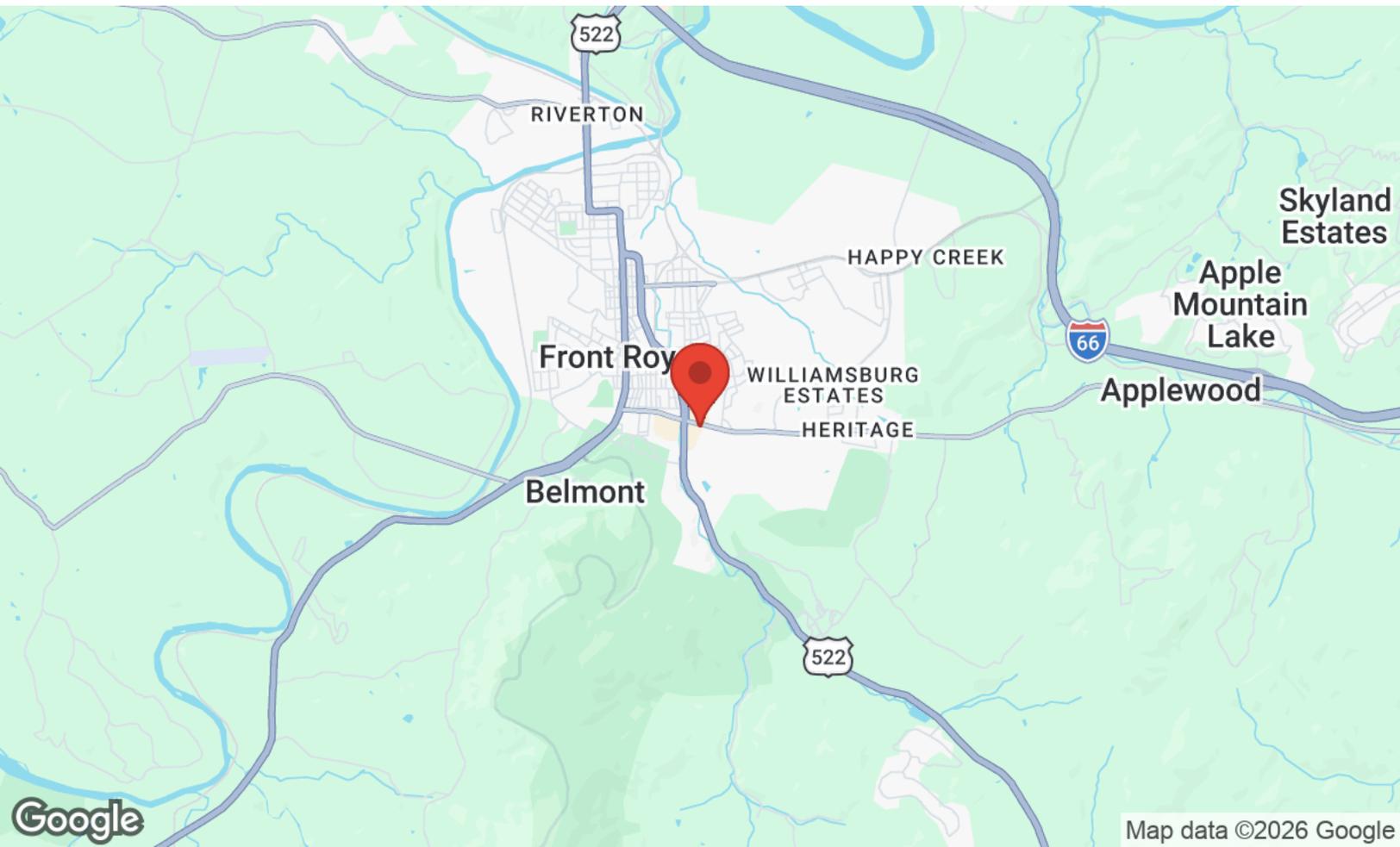
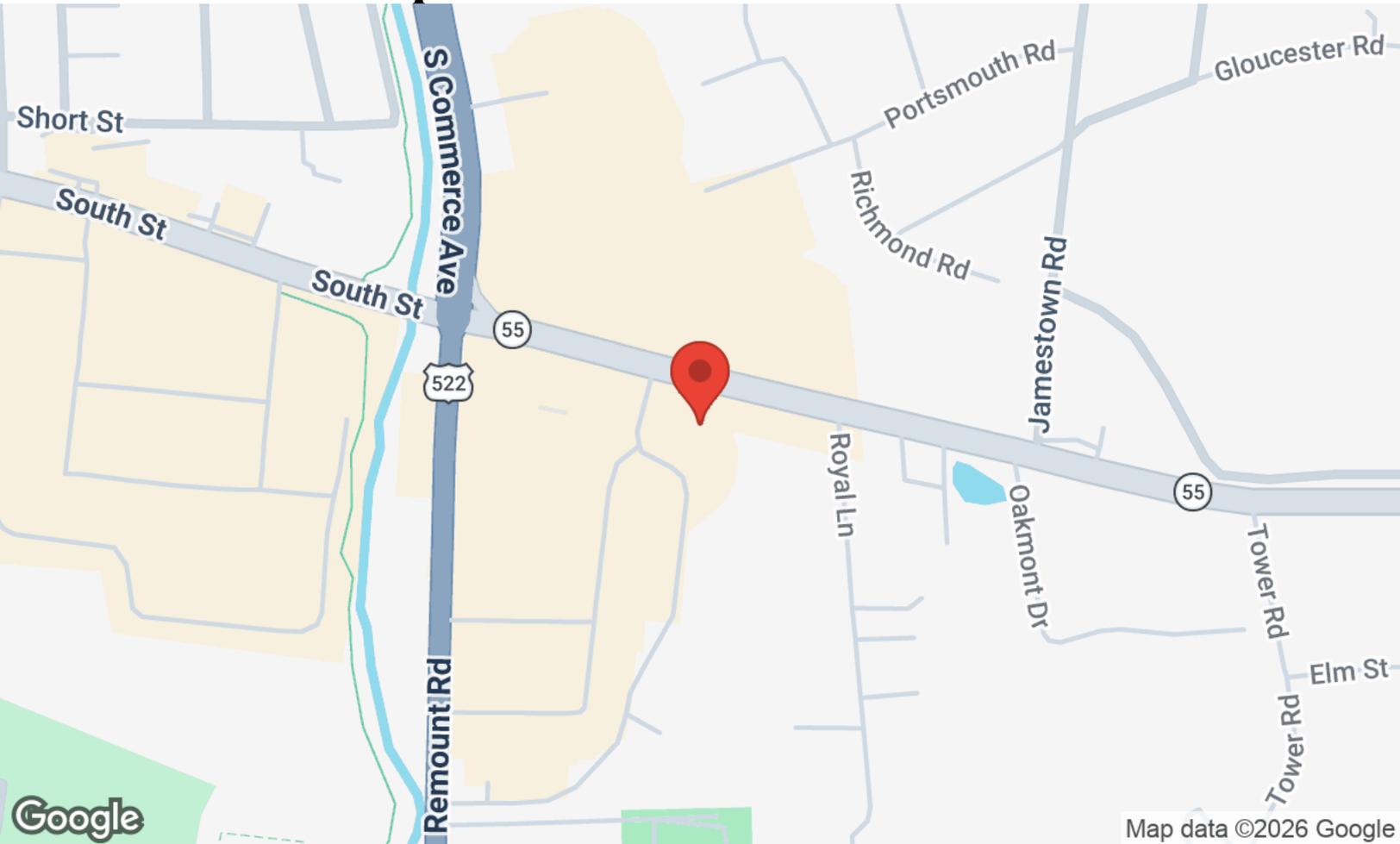


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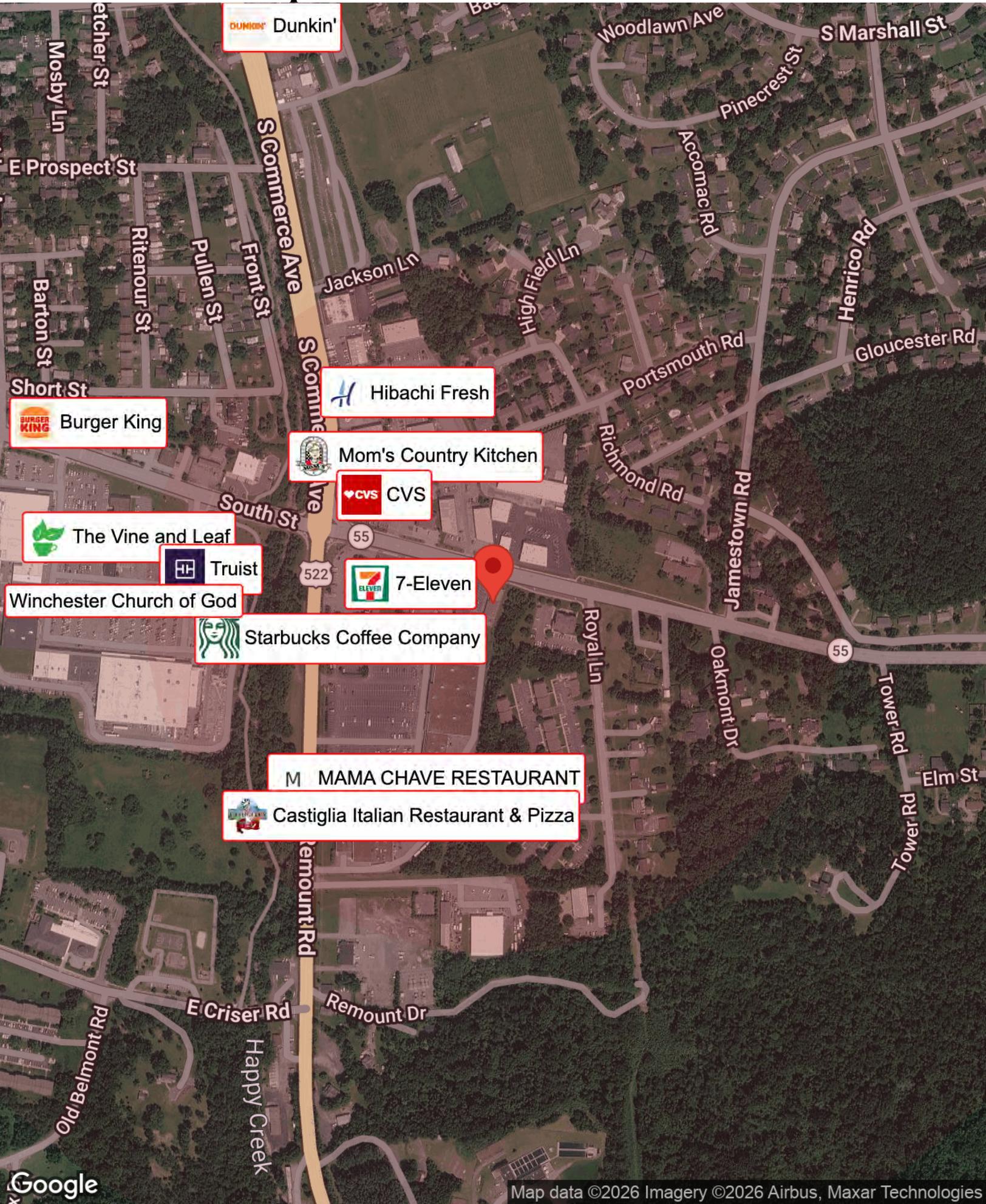
Regional Map



Location Maps



Business Map



 Dunkin'

 Hibachi Fresh

 Mom's Country Kitchen

 CVS

 7-Eleven

 The Vine and Leaf

 Truist

Winchester Church of God

 Starbucks Coffee Company

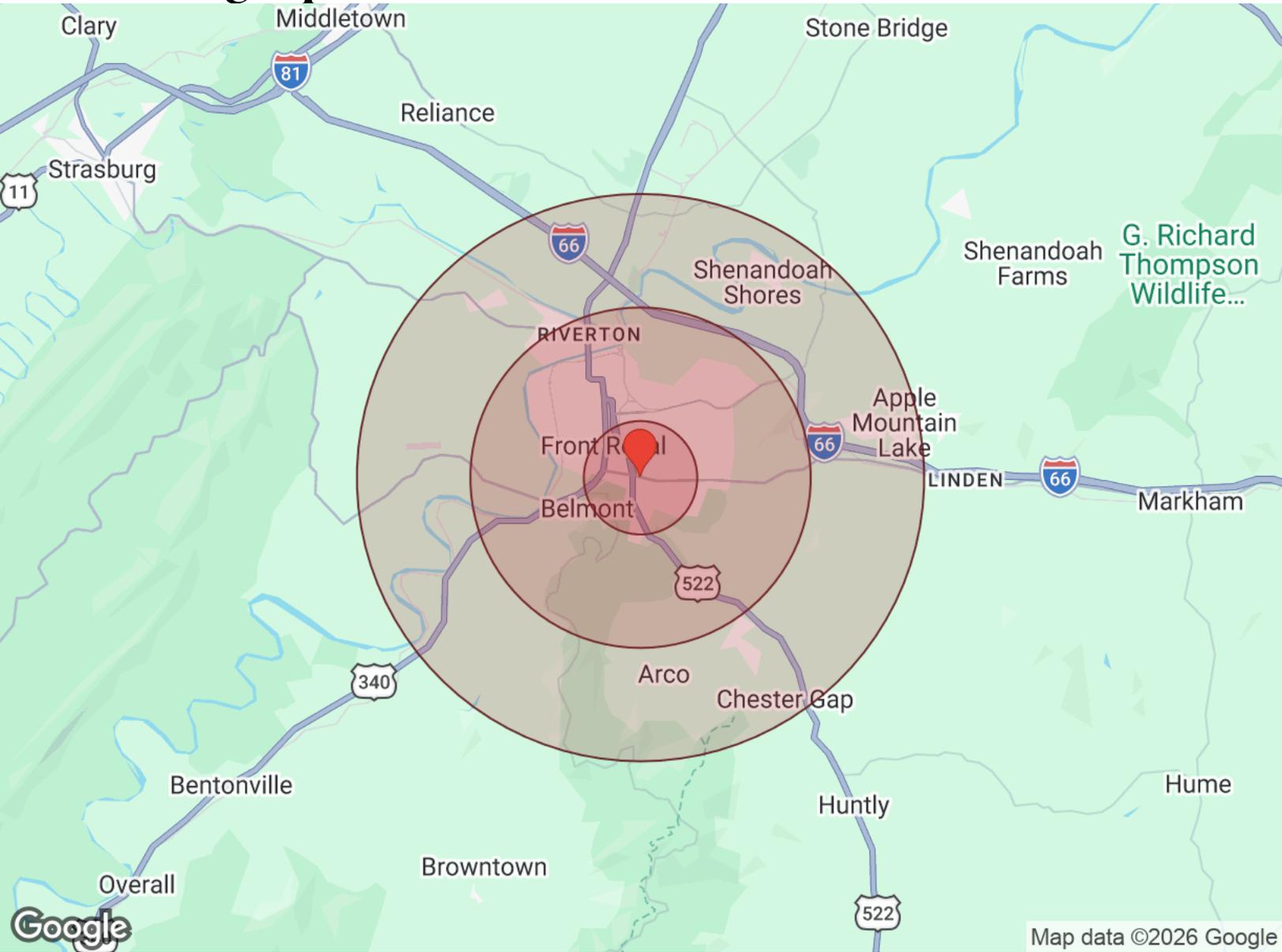
M MAMA CHAVE RESTAURANT

 Castiglia Italian Restaurant & Pizza

Aerial Map



Demographics



Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,416	8,361	14,285
Female	3,459	8,472	13,776
Total Population	6,875	16,833	28,061

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,322	13,083	22,390
Black	559	1,355	1,818
Am In/AK Nat	19	35	53
Hawaiian	1	2	6
Hispanic	639	1,523	2,436
Asian	125	295	474
Multiracial	199	513	836
Other	11	29	48

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,989	7,081	11,601
Occupied	2,792	6,629	10,806
Owner Occupied	1,609	4,025	7,421
Renter Occupied	1,183	2,604	3,385
Vacant	197	453	795

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,231	3,086	4,989
Ages 15 - 24	831	2,068	3,606
Ages 25 - 54	2,588	6,351	10,428
Ages 55 - 64	920	2,188	3,903
Ages 65+	1,305	3,140	5,136

Income	1 Mile	3 Miles	5 Miles
Median	\$68,867	\$74,565	\$80,064
Under \$15k	210	405	817
\$15k - \$25k	119	381	613
\$25k - \$35k	218	470	592
\$35k - \$50k	307	699	978
\$50k - \$75k	660	1,376	2,117
\$75k - \$100k	360	985	1,418
\$100k - \$150k	450	1,093	2,007
\$150k - \$200k	190	551	1,052
Over \$200k	279	668	1,212

Professional Bio



ED MARTIN, CCIM

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.

Professional Bio



BETH WALLER

Associate Broker

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Beth Medved Waller is an active top producing real estate associate broker with Keller Williams Solutions in Virginia, USA. She closed her independent thriving boutique brokerage, Team Waller Real Estate, in 2017 to focus on expanding her philanthropic initiatives and launch a 501(c)(3) nonprofit called WHAT MATTERS. Beth has been recognized locally, regionally and nationally for her real estate and volunteer accomplishments, including being named a "Top 10 Video Influencer in the Real Estate Industry" by Bomb Bomb in 2017 and a "Caught-in-Culture Superstar" by Keller Williams, VA/WVA Region in 2019. She continues to rank #1 Listing Agent in her office as she has since 2007 and is licensed in VA and MD. Learn more at www.whatmattersw2.com

Restaurant or Potential On the Eastern Gateway to Front Royal,

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