

Restaurant in Haymarket Village Center

6412 Trading Square, Suite 160, Haymarket, VA 20169

Restaurant Business Sale



QUICK FACTS:

Price: \$199,000

Base Rent per SF:

Year 2: \$46.35/SF

Lease Term: 10 years

Commencement:

February 1, 2024

Expiration:

January 31, 2034

Remaining Term

Approximately 8 years

Option Years

No renewal options

NNN (Operating Expenses) per SF:

CAM: \$3.10/SF

Taxes: \$5.00/SF

Insurance: \$0.68/SF

Total estimated NNN:

\$8.78/SF

Annual Escalation

Approximately 3% annual increases in base rent

Size: 2,637 SF

BUSINESS DESCRIPTION:

Excellent opportunity to acquire a fully built-out restaurant in Haymarket Village Center, a top retail destination in Haymarket, VA. This location offers strong visibility, ample parking, and national co-tenancy. The 10-year NNN lease began February 1, 2024, with 8 years remaining through January 31, 2034. Current base rent is \$46.35/SF with 3% annual increases and NNN costs of \$8.78/SF (CAM \$3.10, Taxes \$5.00, Insurance \$0.68). A turnkey restaurant in a thriving retail corridor with steady income and growth potential.

Bibi Boehm

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