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FOR LEASE

# RESTAURANT WITH ROOFTOP BAR DOWNTOWN FREDERICKSBURG

@ 314 William St Fredericksburg, VA 22401

#### **Jonathan Gardner**

Principal Broker

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VAKOS REAL ESTATE SERVICES

• 540.898.3242

• 10333 Southpoint Landing Blvd

• <http://www.vakosreservices.com>

# RESTAURANT WITH ROOFTOP BAR

314 William St Fredericksburg, VA 22401



## PROPERTY DESCRIPTION

Location. Location. Location.

When possible, let the real estate do the heavy lifting for your restaurant concept. 314 William offers a fully operational, fully equipped, full-service kitchen with dining room and bar on the first level, all located on "Restaurant Row" along charming downtown William Street.

Making one's way to the rear of the dining area, traveling first toward a lower-level outdoor dining area well-suited for groups, leads to the stairwell for rooftop access. Once upon the roof, a well-equipped bar with tapping system and refrigeration awaits for the rare and unique guest experience overlooking one of the busiest commercial blocks in all of downtown Fredericksburg. Skip the cost of constructing a new kitchen, and enjoy the fruits of past labor with this plug and play opportunity.

## OFFERING SUMMARY

Lease Rate:	\$10,000.00 per month (NNN)
Number of Units:	1
Available SF:	3,454 SF
Lot Size:	81,108,720 SF
Building Size:	3,454 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,015	11,794	21,361
Total Population	9,984	29,169	55,549
Average HH Income	\$93,257	\$93,578	\$99,552

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# INTERIOR PHOTOS

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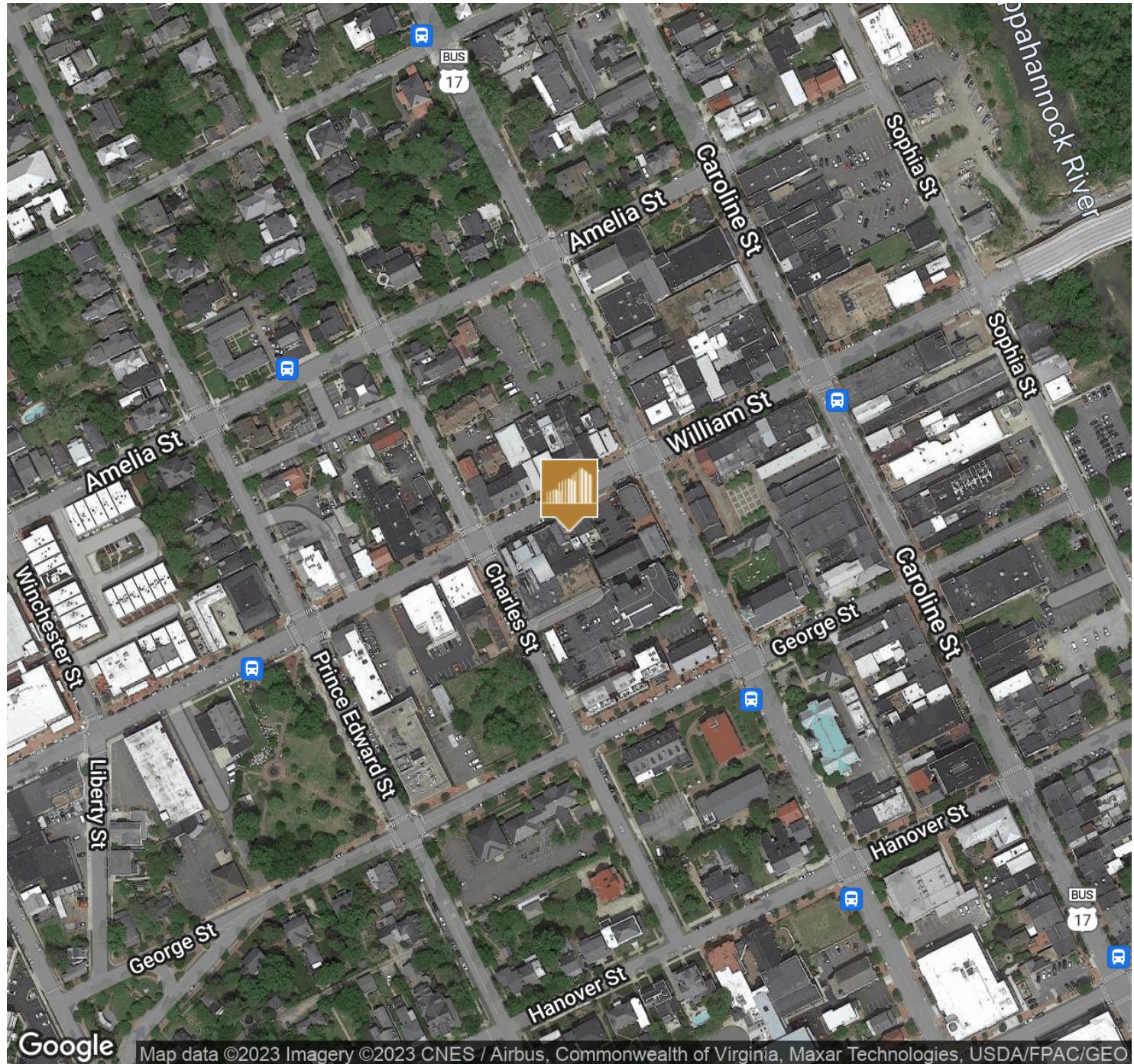
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## LOCATION DESCRIPTION

Circa 2012, Blake and Aby Bethem endeavored to expand upon their prior restaurant success as owners of the high-end local favorite Bistro Bethem in downtown Fredericksburg by purchasing and renovating 314 William Street.

Then a traditional retail storefront, the couple embarked upon a painstaking renovation to 314 William that has produced what we knew for many years as Vivify Burger Lounge, serving gourmet burgers and outdoor drinks. Holding the title as first rooftop bar permitted in Downtown Fredericksburg, this multilevel gem was one of multiple early catalysts that spawned the nickname "Restaurant Row", a name bestowed upon the six blocks leading toward the Rappahannock River, with vibrant choices ranging from Sedona Taphouse, Mellow Mushroom and Harry's Downtown, to Fahrenheit 132, Whiskey Rebellion and classic choices such as Hyperion Espresso, Ristorante Renato's and La Petite Auberge.

Downtown Fredericksburg has encountered a renaissance particularly in the food and beverage scene during the past decade, and this is a rare opportunity for a restaurant/bar owner to capitalize. Just two blocks from the vibrant revitalization projects along William Street such as the office/retail focused Liberty Place, the 98 room hotel and 84 apartment development nearly completed at William Square, and within walking distance of paid surface parking lots and a 321 space parking deck.

This ideal, central location provides infinite potential for the next success story along Restaurant Row, with focus on the night life, draft beer, cocktails and atmosphere. Shown by appointment only, please schedule with listing broker.

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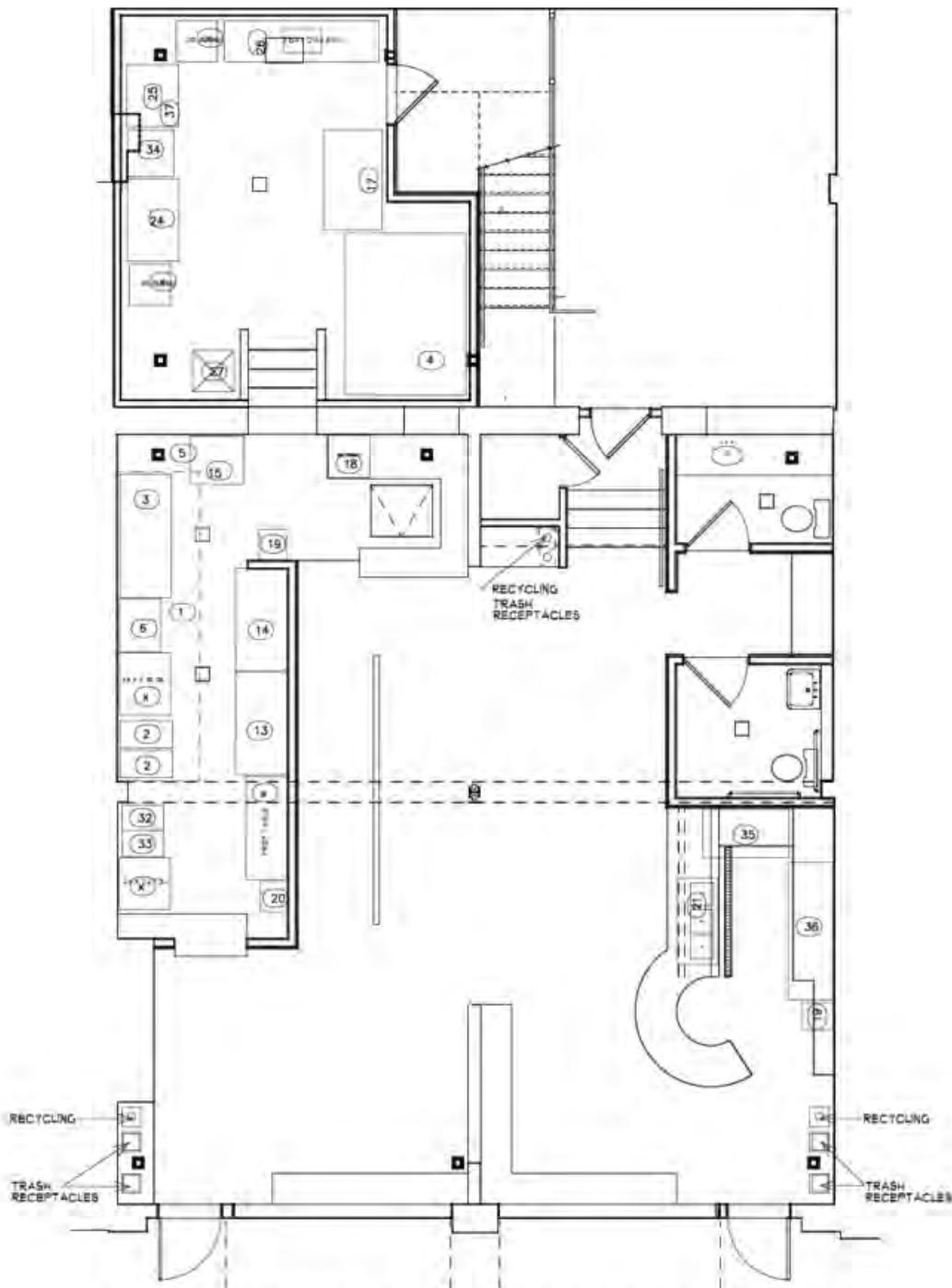
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# FIRST FLOOR AND KITCHEN LAYOUT

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# ADDITIONAL PHOTOS

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# ROOFTOP BAR

314 William St Fredericksburg, VA 22401



## PROPERTY HIGHLIGHTS

- Incredibly Rare Opportunity
- Rooftop Bar for Lease
- 2nd Generation Restaurant Space
- Fully Equipped Kitchen, Plus 2 Bars
- 3-Phase Power, Upgraded Water Lines
- Can't Miss Location: Restaurant Row
- Natural Gas Appliances
- Walk-In Refrigeration
- Tap Lines to Roof and Ground Level
- Multiple Storage Areas
- Two ADA Compliant Restrooms



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# EQUIPMENT AS LISTED IN PLANS

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EQUIPMENT SCHEDULE:									
ITEM	DESCRIPTION	MANUFACTURER	MODEL	VOLT	BTU	H.P.	AMPS	DIMENSIONS	REMARKS
1	Hood Vent	CaptiveAire						15'0"	gas connection
2	Deep Fryer	Imperial	IFS-40		105,000/hr.			16'x31"x46"	gas connection
3	Flat Top Grill	Vulcan	900 RX	120V	27,000/hr.		1	72"x26"x18"	gas 50/60 HZ
4	Walk in Cooler			115/60/1		5/8 H.P.		8'x6'	interior installation
5	Fire Suppression System	ProText							
6	6 Burner Range	Vulcan	V36-1		28,000/hr-top			24"x31"	3,500 BTU/hr. Oven
7	Stainless Steel Table							60"x24"x35"	prep. Height
8	Stainless Steel Table							60"x30"x35"	prep. Height
9	Stainless Steel Table							48"x30"x36"	prep. Height
10	Stainless Steel Table							48"x30"x23"	holds equipment
11	Stainless Steel Table							72"x30"x23"	holds flat top and charbr.
12	3 door top load/bottle bar low boy	TRUE						81"x27"x34"	bar
12	Food Prep Table	TRUE	T55U-48-B	115/60/1		1/3 H.P.	8.6	48"x30"x43"	
14	Low Boy	Everest	EPRI					48"x30"x36"	prep.
15	Refrigerator- glass door	True	T23G	115/60/1		1/3 H.P.	7.9	27"x24"x78"	3 shelves
16	Refrigerator								
17	Freezer	Everest						48"x27.5x37"	
18	Ice Maker	Ice-O-Matic	ICEU220	115/60/1	4609/hr.		11.9	24"x25"x38"	
19	Hand Sink							18"x16"x18"	
20	Prep Sink							18"x16"x18"	
21	Bar Triple Sink							50"x23.5"x33"	bar
22	Commercial Kitchen Blender	Waring						10"x11"x27"	
23									
24	Dish Table							48"x30"x43"	Left
25	Dish Table							36"x30"x42"	Right w/ Faucet
26	3 Bay Dish Sink							7.5"x24"x44"	
27	Mop Sink							24"x24"x24"	
28	Storage Rack							48"x24"x74"	Green Wire- Level
29	Storage Rack							24"x18"x70"	Green Wire
30	3 Shelf Pan Cart								w/ casters
31	Microwave								
32	Potato Slicer (french fry)								wall mid. above 2-comp. sink
33	Two Compartment Sink							21"x48"	
34	Dish Machine								
35	Draft Beer Equip./Dispenser	Beverage Air	DD50	115/60/1				50"x28"x37"	
36	Underbar Refrigerator	True	TD 80-30-S	115/60/1		1/3 H.P.	8.7	80"x26"x33"	

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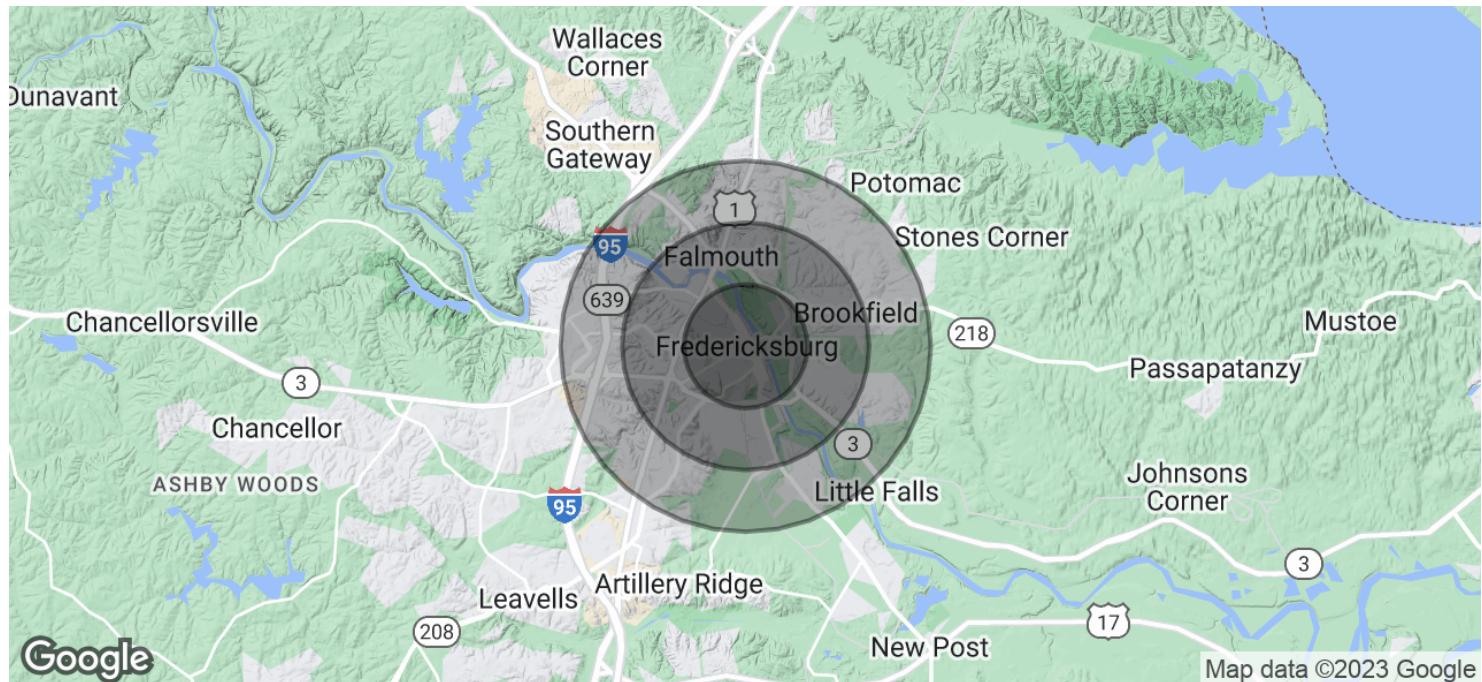
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,984	29,169	55,549
Average Age	35.3	35.7	35.6
Average Age (Male)	34.9	33.0	33.5
Average Age (Female)	36.0	36.9	36.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,015	11,794	21,361
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$93,257	\$93,578	\$99,552
Average House Value	\$403,484	\$343,595	\$324,168

\* Demographic data derived from 2020 ACS - US Census

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