



Smithfield WINERY

PRESENTED BY JANET MOORE, CCIM

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Smithfield WINERY

117 - 121 N Church Street

Discover a one-of-a-kind boutique, turn-key winery and event venue in the heart of historic downtown Smithfield, Virginia - Smithfield Winery. The Property is located at 117 -121 N Church Street, spanning +7,126 SF on nearly one acre (+0.96 AC). This exceptional property seamlessly blends Southern charm with refined elegance and modern functionality. Renowned for its signature sparkling collection, "Southern Bubbly", alongside award-winning still wines, Smithfield Winery is a sought-after destination for weddings, corporate events, and private celebrations.

The Property is comprised of three distinctive indoor event spaces, production room, catering kitchen, private dressing room, and exquisitely designed restrooms, all thoughtfully arranged around a Courtyard framed by grapevines, creating an atmosphere of vineyard-inspired elegance.



*Step inside
the welcoming
Tasting Room,*

accessed directly from the brick-lined sidewalks of N Church Street where you will be welcomed by a two-tiered, hand-carved suspended live oak table inviting guests to gather and sip. Surrounded by décor reminiscent of a Parisian champagne bar, this space effortlessly marries historic charm with contemporary sophistication to create a warm and immersive experience.

There are two outdoor areas on N Church Street accessed through beautiful European doors which provide additional space for visitors to enjoy their "tasting" outside.



*Beyond the
Tasting Room lies
the Barrel Room,*

where industrial glamour meets old-world ambiance. Featuring reclaimed wood, crystal chandeliers, original artwork, and historic artifacts, this versatile space is ideal for intimate gatherings and connects seamlessly to the Gathering Hall for full-scale entertaining.





Enter the Gathering Hall

through a set of exquisite, beveled glass doors trimmed in copper, a breathtaking fusion of romance and heritage. With exposed brick walls, distressed vintage chandeliers, original tin ceiling, and curated furnishings, this space evokes the timeless allure of European wine cellars and salons. The Gathering Hall comfortably accommodates up to 250 guests with dinner seating for 150, making it an unforgettable setting for milestone events.



The Courtyard,

another gathering space, is framed by grapevines creating an atmosphere of vineyard-inspired elegance. The Gathering Hall, Production Room and kitchen have direct access to the Courtyard via multiple doors: two overhead, two standard and one French.

The Smithfield Winery sits in a prime spot at the heart of this walkable district. Passersby are naturally drawn to the Winery, often pausing to peek inside and eager to step in to experience its warm, inviting ambiance that perfectly complements the charm of historic downtown.



Behind the scenes is a full Catering Kitchen

with drive-up overhead door access and outdoor refrigeration providing an efficient layout for food and beverage service—truly a chef's dream.

The Production Room is equipped with modern winemaking infrastructure, including crush pads, tanks, bottling line, forklift, and storage. A deep well provides cost-efficient water for both wine production and event operations. A significant quantity of liquid inventory conveys with the sale, and a full equipment list is available upon request.



The floor plan including furniture, fixture measurements, and dimensions are approximate and for illustrative purposes only.

YEARS BUILT	1931, 1950, 1962
YEARS RENOVATED	2015, 2017
BUILDING SIZE	+7,126 SF comprising a Tasting Room, Barrel Room, Gathering Hall, Production Room, Catering Kitchen and much more
LOT SIZE	0.96 acre
ZONING	Commercial
RESTROOMS	Four (4); two doubles and 2 singles, 1 with shower
UTILITIES	Deep well and 3-phase power at 117 & 121 N Church Street
REAR ACCESS	Two (2) large gates at opposite ends of Courtyard; one (1) is electric
OVERHEAD DOORS	8' x 8' Production Area; 10' x 11' Kitchen (Amarr EntreMatic)
OUTDOOR AREAS	Large Courtyard in rear of Property and the Tasting Room footprint opens to two small fenced in areas on brick paved N Church Street
PARKING	Street parking on N Church Street and Luter Drive, plus public lot behind BSV on Main Street





Smithfield isn't just another small town—it's the real deal.

This Town is bursting with heart, character, and charm around every corner. It's where world-famous ham meets Main Street magic. Home to Smithfield Foods, this Fortune 500 company fuels the local economy. Locals and visitors enjoy shopping in quaint boutiques, each with unique offerings, and the dining scene is as impressive as it is delicious.

Smithfield is a town that knows how to celebrate, with annual festivals that draw visitors from across Virginia and beyond. Complementing these one-day and seasonal festivals is the beloved Smithfield Farmers Market, a weekly tradition from spring through fall. Smithfield's vibrant arts and cultural vibe is also something to experience—locally made wines, brews, and spirits, talented makers, and events that make for abundant community experiences. Smithfield's tourism and hospitality industry generates more than \$40 million annually.

Stroll through downtown and you're walking through history—where Colonial, Federal, and Victorian architecture all tell their own story. Stay the night and you'll discover cozy, boutique accommodations with postcard-perfect views of the water and the rolling countryside beyond.

Just steps from downtown Smithfield, Windsor Castle Park is a 208-acre riverside treasure where

history and nature meet. Once part of the 17th-century plantation of Smithfield's founding family, the preserved manor house and farmlands now provide trails, kayak launches, fishing piers, picnic areas, and scenic views along the Pagan River and Cypress Creek. It has quickly become a centerpiece of community life.

Smithfield's waterfront lifestyle is anchored by the Pagan River, a scenic tributary of the James River that flows directly into the Chesapeake Bay. With deep-water marinas like Smithfield Station (100 slips, 35 for visitors) and Gatling Pointe Yacht Club (68 slips), the town welcomes vessels of all sizes and visiting boaters from across the region.

From kayaking Cypress Creek to docking at waterfront restaurants, boating in Smithfield connects residents and visitors to both nature and the vibrant local community. The waterways enrich Smithfield's quality of life, making it a destination for recreation, relaxation, and coastal charm.

Yet what really makes Smithfield unforgettable is its people. Southern hospitality is alive and well here, and visitors quickly become friends. Whether you're stopping in for an afternoon or staying the weekend, don't be surprised if you feel like a local before you leave.





AROUND TOWN

RESTAURANTS ON MAIN STREET

- Cure Coffee House
- Main Street Diner
- Smithfield Gourmet Café & Bakery
- The Fiddlin' Pig
- The Taste of Smithfield

PLACES TO STAY

- Hampton Inn & Suites
- Mansion on Main Bed & Breakfast
- Smithfield Inn & Tavern
- Smithfield Station

MAIN STREET SHOPS

- Beyond Main
- Pearl's Boutique
- Relics
- Smithfield Ice Cream Parlor
- Wharf Hill Antiques
- Yummaries Bakery

AND MORE...

- Little Theatre
- Smithfield Foods
- Wharf Hill Brewing Co
- Windsor Castle Park

SMITHFIELD’S LOCATION AND REGIONAL CONNECTIVITY

Tucked along the Pagan River in Isle of Wight County, Smithfield, Virginia offers a rare combination of historic charm, natural beauty, and prime accessibility. Smithfield is ideally located within the Hampton Roads Metropolitan Statistical Area (MSA)—one of the nation’s most dynamic coastal regions and enjoys proximity to the Richmond MSA, the state capital. The Hampton Roads MSA isa diverse and dynamic coastal region that includes Norfolk, Virginia Beach, Chesapeake, Newport News, Hampton, Suffolk, and Williamsburg, among others. This strategic location provides access to two robust labor markets, supported by leading universities, technical schools, and a workforce experienced in defense, logistics, healthcare, and advanced manufacturing.

A unique and popular mode of transportation for those traveling from Williamsburg is the Jamestown-Scotland Ferry, a free 24-hour service that crosses the James River in just 15–20 minutes. Welcoming motorists, cyclists, and even pets, it offers a scenic and peaceful alternative for commuters and visitors alike—particularly breathtaking at sunrise and sunset.

From Richmond, Smithfield is just a 1.5-hour drive via VA-10 East

through Virginia’s pastoral countryside. Those traveling from the upper Peninsula and Southside of Hampton Roads to Smithfield US-17 and VA-10. These routes place the Town of Smithfield within comfortable reach for day trips, weekend getaways, and business ventures originating from the capital region.

The Hampton Roads MSA is Virginia’s second-largest population center and one of the most strategically important regions in the Unites States. Anchored by the world’s largest naval base, a robust network of military installations, the Port of Virginia, a thriving tourism economy, and major industries in defense, shipbuilding, aerospace, higher education, and healthcare, it is both economically and culturally dynamic. This makes Smithfield a desirable hub for those seeking the tranquility of a small town with direct access to one of the most economically significant metro regions in the Mid-Atlantic.

This blend of economic opportunity, cultural diversity, and coastal lifestyle makes Hampton Roads a powerful growth engine—and Smithfield benefits from this momentum while preserving its identity as a peaceful, historic riverfront town.

ISLE OF WIGHT COUNTY MARKET INSIGHT

	3 MILES	5 MILES	10 MILES
2025 POPULATION	11,779	6,338	42,647
MEDIAN AGE	44.8	45.6	42.2
MEDIAN HH INCOME	\$113,966	\$119,549	\$115,539
DAYTIME POPULATION	7,380	3,767	33,119

3.8%	Unemployment rate (U.S. Avg is 4.3%)
40,942	Estimate population in Isle of Wight County
6.0%	Annualized home appreciation in the last ten years
\$96,118	Median household income

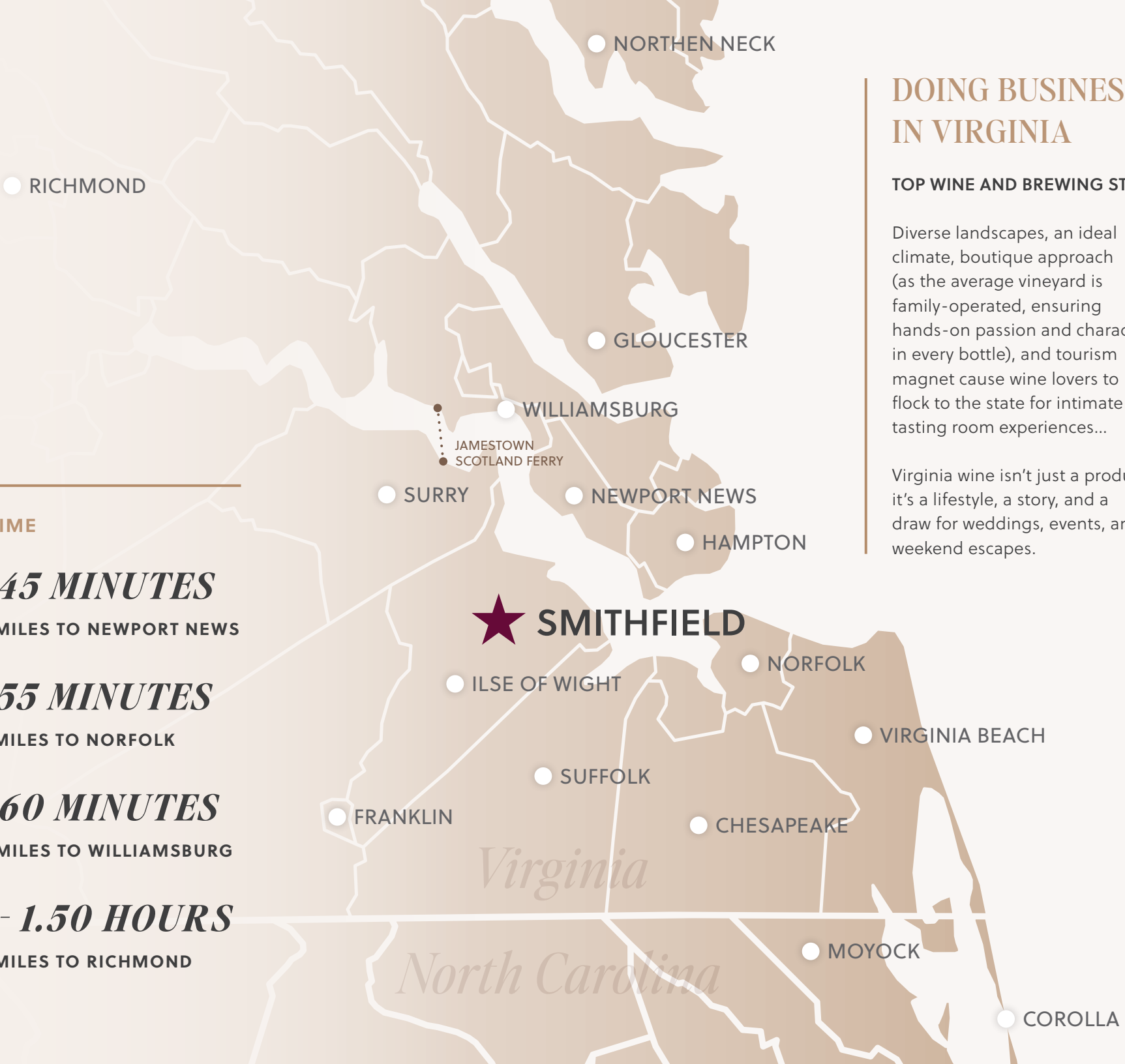
DRIVE TIME

30 - 45 MINUTES
AND 23 MILES TO NEWPORT NEWS

45 - 55 MINUTES
AND 37 MILES TO NORFOLK

50 - 60 MINUTES
AND 40 MILES TO WILLIAMSBURG

1.25 - 1.50 HOURS
AND 67 MILES TO RICHMOND



DOING BUSINESS IN VIRGINIA

TOP WINE AND BREWING STATE

Diverse landscapes, an ideal climate, boutique approach (as the average vineyard is family-operated, ensuring hands-on passion and character in every bottle), and tourism magnet cause wine lovers to flock to the state for intimate tasting room experiences...

Virginia wine isn’t just a product, it’s a lifestyle, a story, and a draw for weddings, events, and weekend escapes.

OWNER FINANCING AVAILABLE

The current owners are willing to entertain owner financing for qualified buyers. This flexible option can reduce upfront capital requirements and streamline the purchase.

Call to Schedule a Private Tour. Now Accepting Offers.

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Exclusive Agent Representing the Seller. All information is believed to be accurate but is not warranted and is solely a guide to prospective purchasers who should satisfy themselves by inspection or otherwise as to the correctness of this information.
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