

BUSINESS SALE

121 MAIN STREET
LOVINGSTON, VA 22949



PRIME COMMERCIAL SPACE FOR SALE
UNBEATABLE LOCATION & TREMENDOUS POTENTIAL!

CENTURY 21
COMMERCIAL
New Millennium

LISTED AT
\$399,900

CREATING COMMERCIAL COMMUNITIES

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This exceptional commercial space, located in the heart of Lovingson, VA., offers a unique opportunity for those who are looking to make their mark. Nestled in a high-traffic area with unbeatable visibility, this space is surrounded by office buildings, residential neighborhoods, shopping centers, retail stores, and entertainment venues. With 1,476 of prime space, the layout is designed for efficiency and guest comfort. The area offers ample room for cozy, intimate dining or lively group gatherings.

Fully equipped kitchen with top-of-the-line appliances, ample prep space, and a commercial-grade ventilation system, this kitchen is designed to meet the needs of any aspiring idea.

The property also features a patio that adds an extra dimension to the guest experience, offering al fresco dining with views of the city. With a liquor license (if applicable), this space is perfect for a variety of restaurant concepts—from fine dining to casual eateries, cafes, or food concepts that cater to today's diverse tastes. This space is must-see with proven demand, the area consistently draws large crowds of both locals and tourists, ensuring a steady flow of potential customers. With limited commercial spaces available in this coveted neighborhood, this opportunity won't last long.

Act fast—contact me today to schedule a viewing and take the first step toward turning your dreams into reality! Bring me an offer, motivated seller.



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DEMOGRAPHICS

	2 miles	5 miles	10 miles
2020 Population	630	2,672	10,327
2024 Population	585	2,449	10,123
2029 Population Projection	566	2,357	9,976
Annual Growth 2020-2024	-1.80%	-2.10%	-0.50%
Annual Growth 2024-2029	-0.70%	-0.80%	-0.30%
Median Age	51.8	50.7	51.0
Bachelor's Degree or Higher	23%	20%	24%
U.S. Armed Forces	-	-	-

PRICE/SF
\$270.93

SQFT
1,476

CONDITION
GOOD

AC LOT
90sf

YEAR BUILT
1900

TAX ID
53B-3-32C

TRAFFIC

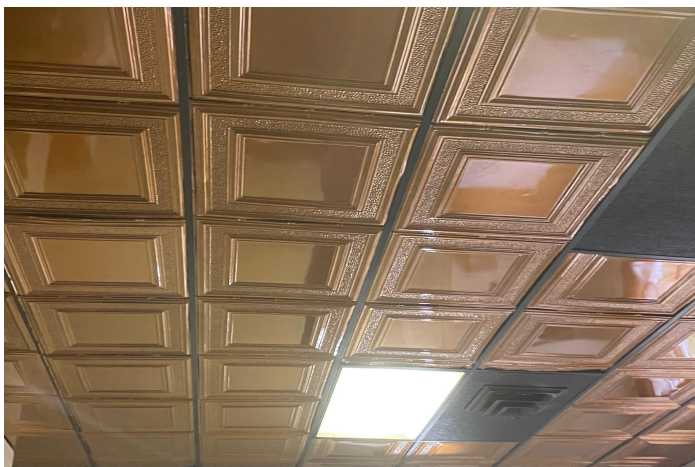
Collection Street	Cross Street	Traffic Volume	Last Measured	Distance
Main Street	Tanbark Plz W	1,788	2022	0.03 mi
Main St	Tanbark Plz W	1,484	2022	0.03 mi
Front Street	Main St S	2,682	2022	0.04 mi
Main St	Front St W	789	2022	0.06 mi
Pleasant St	Cthouse Sq E	314	2022	0.08 mi
Court St	Pleasant St N	711	2022	0.09 mi
Ridge Ln	Thomas Nelson Hwy SE	375	2022	0.14 mi
Court St	Pleasant St S	266	2022	0.14 mi
Thomas Nelson Hwy	Main St NE	15,521	2022	0.19 mi
Thomas Nelson Highway	Main St NE	15,992	2022	0.19 mi

MAP



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CENTURY 21 COMMERCIAL®
New Millennium



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