



FOR LEASE

FOR LEASE

**RESTAURANT WITH
ROOFTOP BAR
DOWNTOWN
FREDERICKSBURG**

@ 314 William St Fredericksburg, VA 22401

Jonathan Gardner
Principal Broker
540.898.3242 x1024
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FOR LEASE

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. Square footage includes the second floor/rooftop area.

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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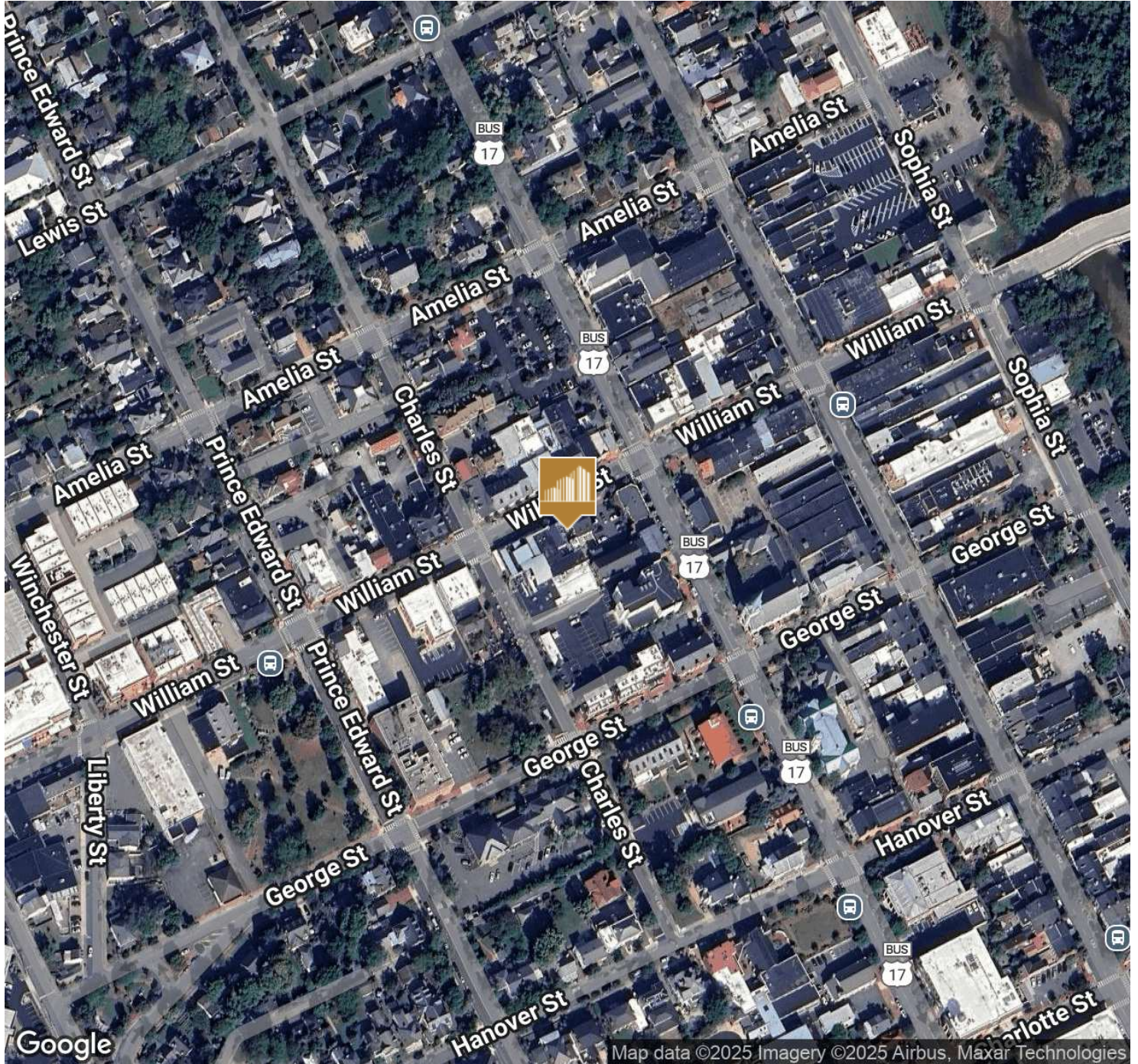
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LOCATION DESCRIPTION

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 Five Chophouse, 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 luxurious 98 room Publisher Hotel and 84 apartment development now 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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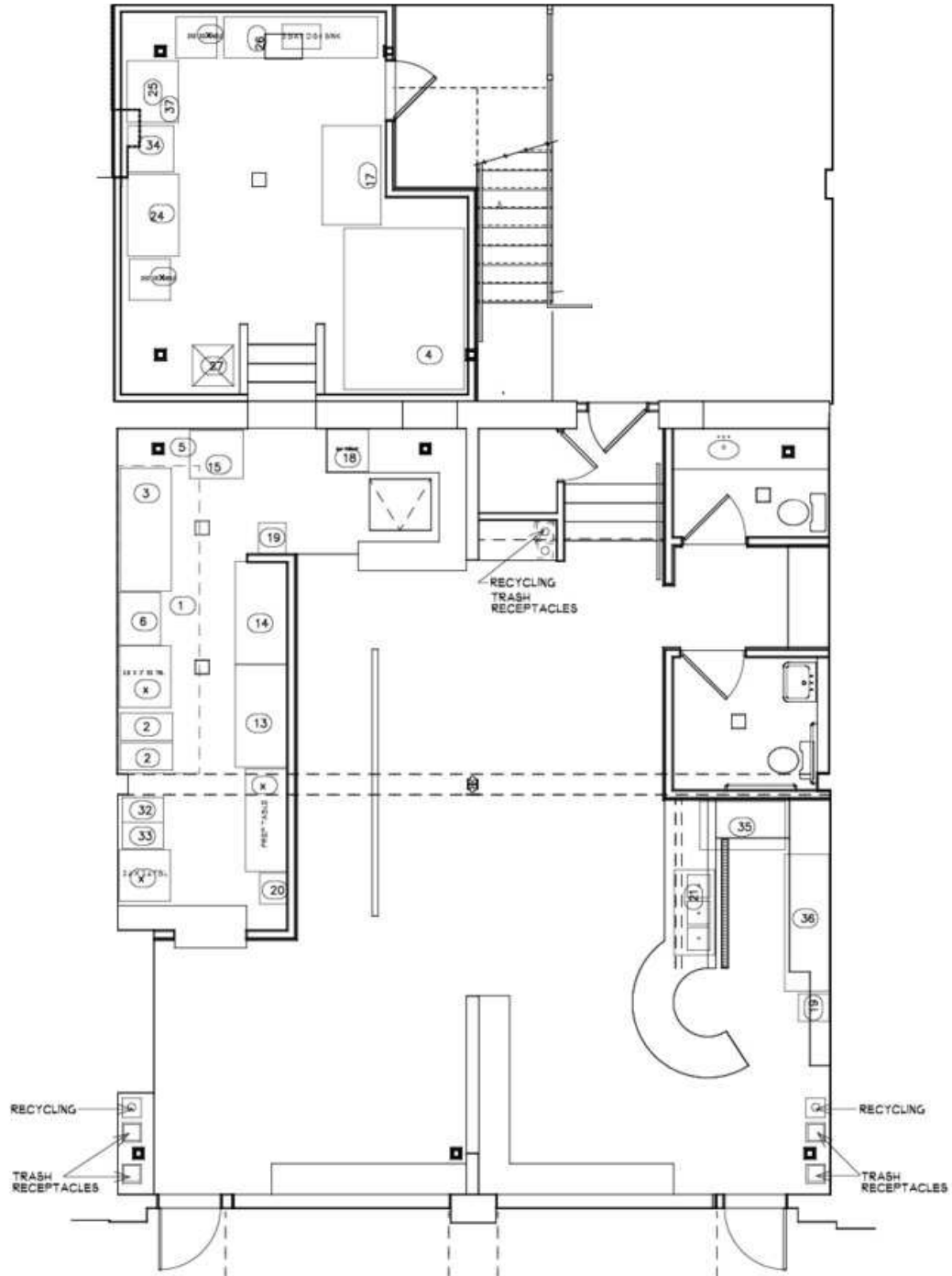
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FOR LEASE

FIRST FLOOR AND KITCHEN LAYOUT

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ADDITIONAL PHOTOS

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FOR LEASE

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

314 William St Fredericksburg, VA 22401



| 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 | 120 V | 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 | ProTexil | | | | | | | |
| 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 | T55LJ-48-8 | 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'x29'x78' | 3 shelves |
| 16 | Refrigerator | | | | | | | | |
| 17 | Freezer | Everest | | | | | | 48'x27.5'x37' | |
| 18 | Ice Maker | Ice-O-Matic | ICELJ220 | 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 mtd. 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 80-30-5 | 115/60/1 | | 1/3 H.P. | 8.7 | 80'x26'x33' | |

Disclaimer: kitchen equipment provided in its as-is condition

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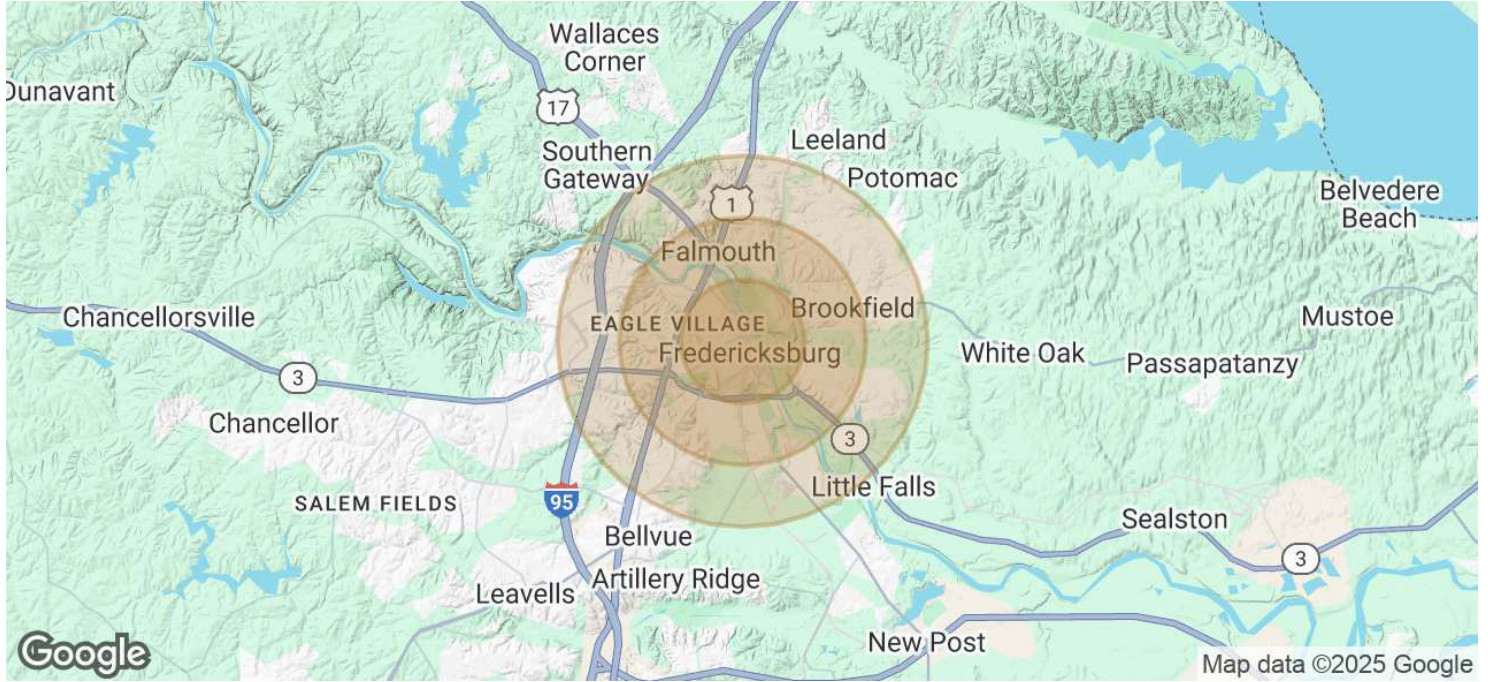
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POPULATION

| | 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 |

2020 American Community Survey (ACS)

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