

**FOR  
SALE**

NEAR LONGWOOD

# Turn-Key Restaurant

522 N Main Street | Farmville, VA 23901



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 4,000± SF Turn-key, fully-equipped restaurant ready for new operator
- › In the heart of downtown Farmville, on Main Street
- › Four, well-maintained HVAC units
- › Opportunity to expand patio seating
- › Seller financing option available
- › Built ground up in 2007
- › Sale Price: \$659,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,752	13,133	22,098
AVERAGE HH INCOME	\$66,733	\$68,903	\$69,895
DAYTIME EMPLOYEES	8,604	8,886	10,143

## FOR MORE INFORMATION:

### TODD BUTTNER

Senior Associate

804-793-0059

[tbuttner@commonwealthcommercial.com](mailto:tbuttner@commonwealthcommercial.com)

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.



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## FARMVILLE SNAPSHOT

Farmville is a small but vibrant town in central Virginia, home to Longwood University and Hampden-Sydney College. It has a steady flow of students, faculty, and visitors, which helps sustain a diverse dining scene. The town is also a regional hub for shopping and services, drawing people from surrounding rural areas.



Charley's Waterfront Cafe



CATBIRD  
ROOFTOP TERRACE



WEYANOE



LONGWOOD  
UNIVERSITY



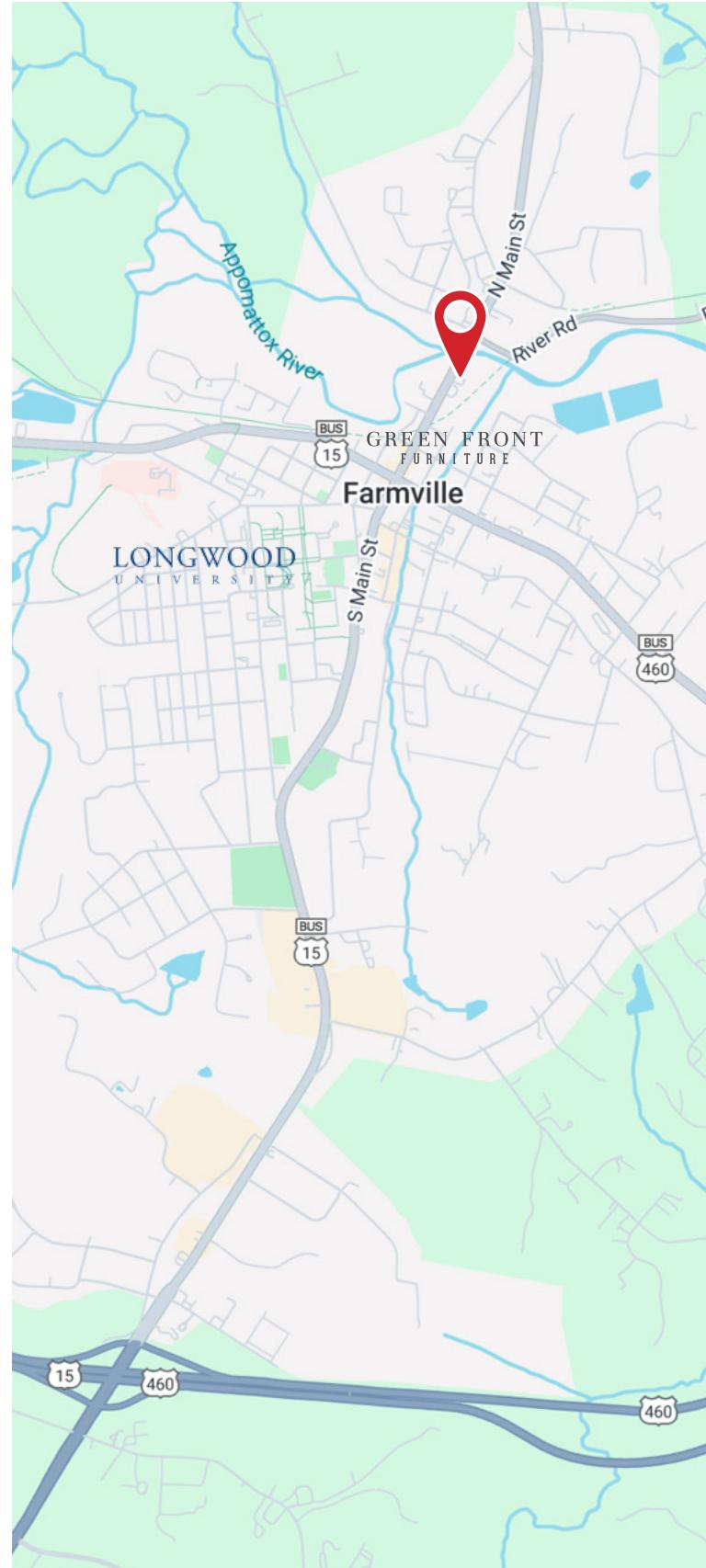
4,545 STUDENTS

Longwood University attract prospective students, families, and visitors—especially during campus events like Family Weekend, graduation, and athletic games—all of which boost restaurant foot traffic.

### GREEN FRONT FURNITURE

Green Front Furniture is headquartered on Main Street in Farmville, occupying 13 historic tobacco warehouses and revitalized department stores with nearly 1 million square feet of showroom space. This makes it one of the largest furniture retailers on the East Coast and a major anchor for downtown commerce.

Drives foot traffic to nearby restaurants, cafes, and boutiques.



HAMPDEN-SYDNEY  
COLLEGE



14 Minutes  
7 Miles

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