

COMMERCIAL FOR SALE & LEASE

# YESTERDAYS RESTAURANT

15220 KINGS HIGHWAY, MONTROSS, VA 22520



FOR SALE & LEASE

**KELLER WILLIAMS SOLUTIONS**

8100 Ashton Ave #103  
Manassas, VA 20109



Each Office Independently Owned and Operated

**PRESENTED BY:**

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15220 KINGS HIGHWAY



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# EXECUTIVE SUMMARY

15220 KINGS HIGHWAY



## OFFERING SUMMARY

<b>PRICE:</b>	\$349,000
<b>BUILDING SF:</b>	1,674
<b>PRICE / SF:</b>	\$208.48
<b>OCCUPANCY:</b>	Single Tenant
<b>AVAILABLE SF:</b>	1674
<b>LEASE RATE:</b>	\$15.77/SF/Year NNN
<b>LEASE TERM:</b>	Negotiable
<b>LOT SIZE:</b>	1.83 Acres
<b>YEAR BUILT:</b>	1991

## PROPERTY OVERVIEW

Built in 1991, this well-established restaurant is ready for its next chapter. Whether you're a seasoned restaurateur or an aspiring entrepreneur, take advantage of this rare opportunity to own a thriving restaurant in a picturesque community.

**Multiple Dining Areas:** For added convenience, the property features multiple dining areas that can be adapted for various uses, such as private dining or event hosting.

**Efficient Operations:** The back office and staff restroom provide functional space for your team, while the HVAC system and mini-splits ensure a comfortable environment year-round.

Seller open to financing up to \$150,000 of purchase price in a first trust position.

## PROPERTY HIGHLIGHTS

- **Accessibility and Parking:** Designed with accessibility in mind, the restaurant includes a handicap ramp. The private parking lot features 24 dedicated spaces, making it easy for guests to visit.

**Fully Equipped Kitchen:** This restaurant comes complete with an exhaust hood and grill, grease trap, cold and dry storage, and a service counter, making it a chef's dream. All furniture, fixtures, and equipment are included, ensuring a seamless transition for new owners.

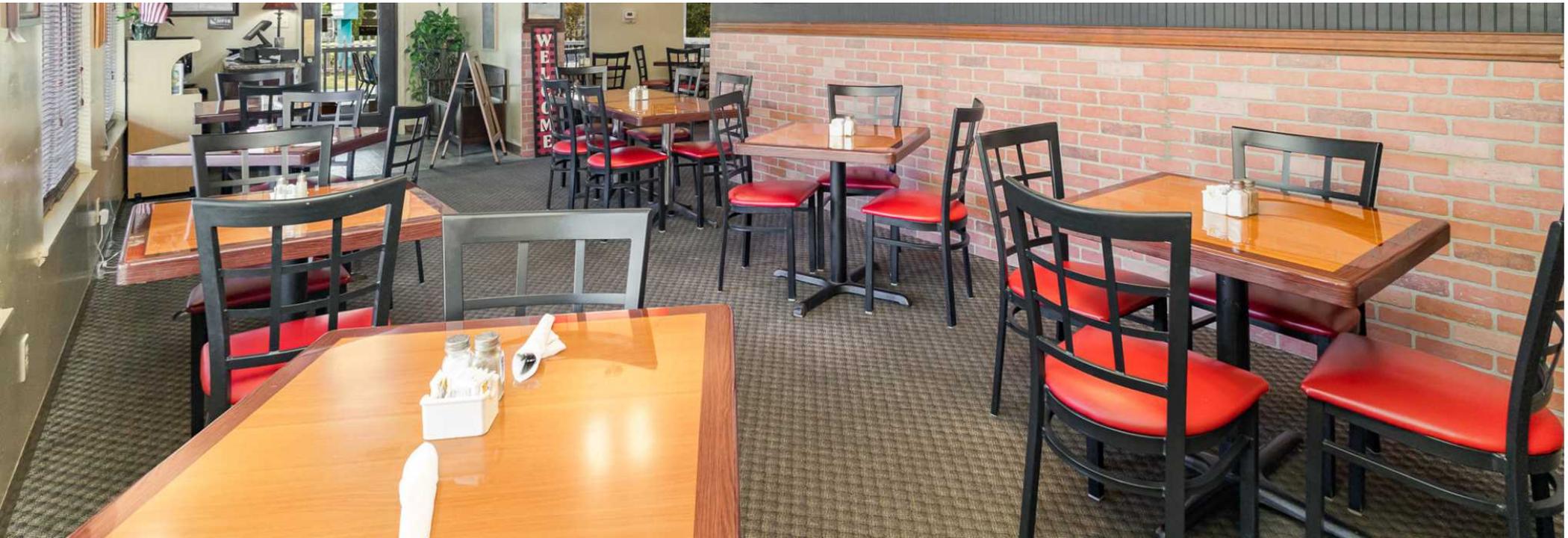
Don't miss out on the chance to create lasting memories for families in the Northern Neck! Schedule your private showing today and take the first step toward owning this incredible dining destination.

Please do not disturb operating business.

- Property is Zoned B1 - and rear lot line touches a residential shared cul de sac. Prospective buyers are encouraged to research further property additions and modifications with the town of Montross.

# PROPERTY PHOTOS

15220 KINGS HIGHWAY



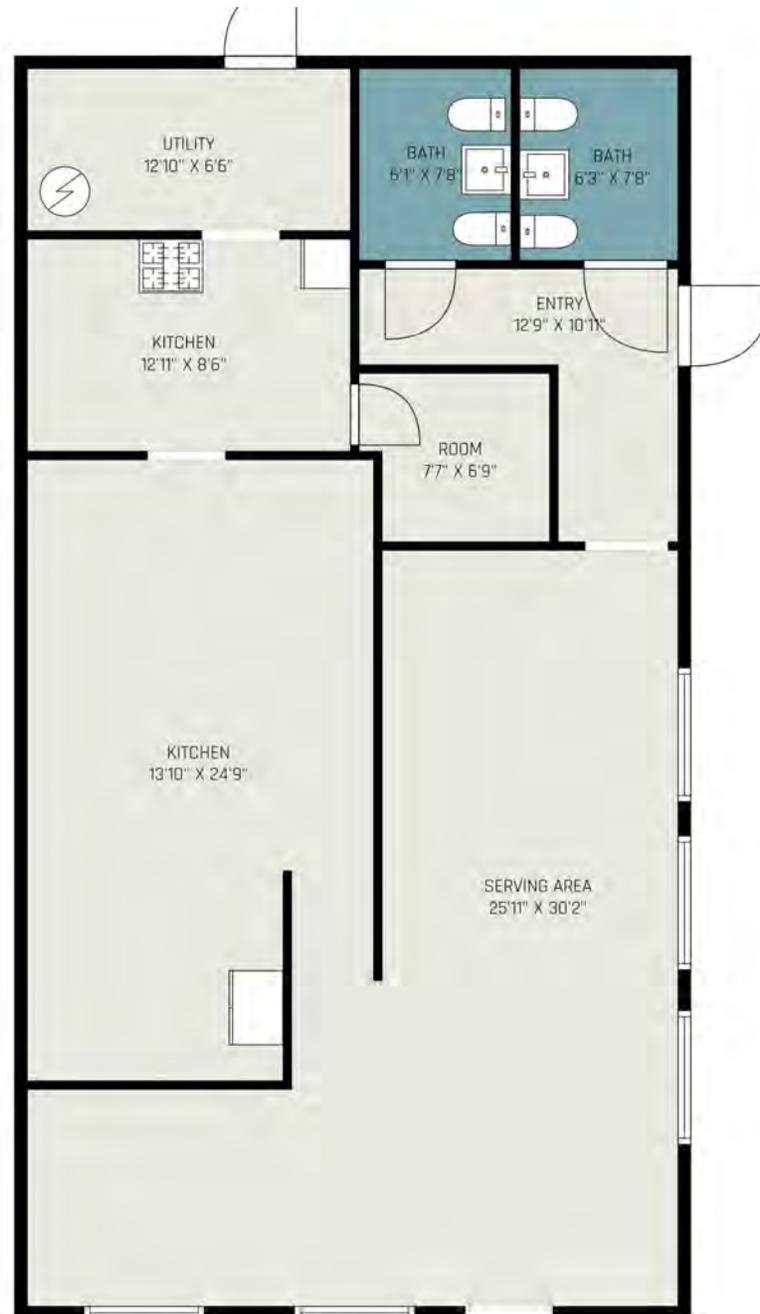
# PROPERTY PHOTOS

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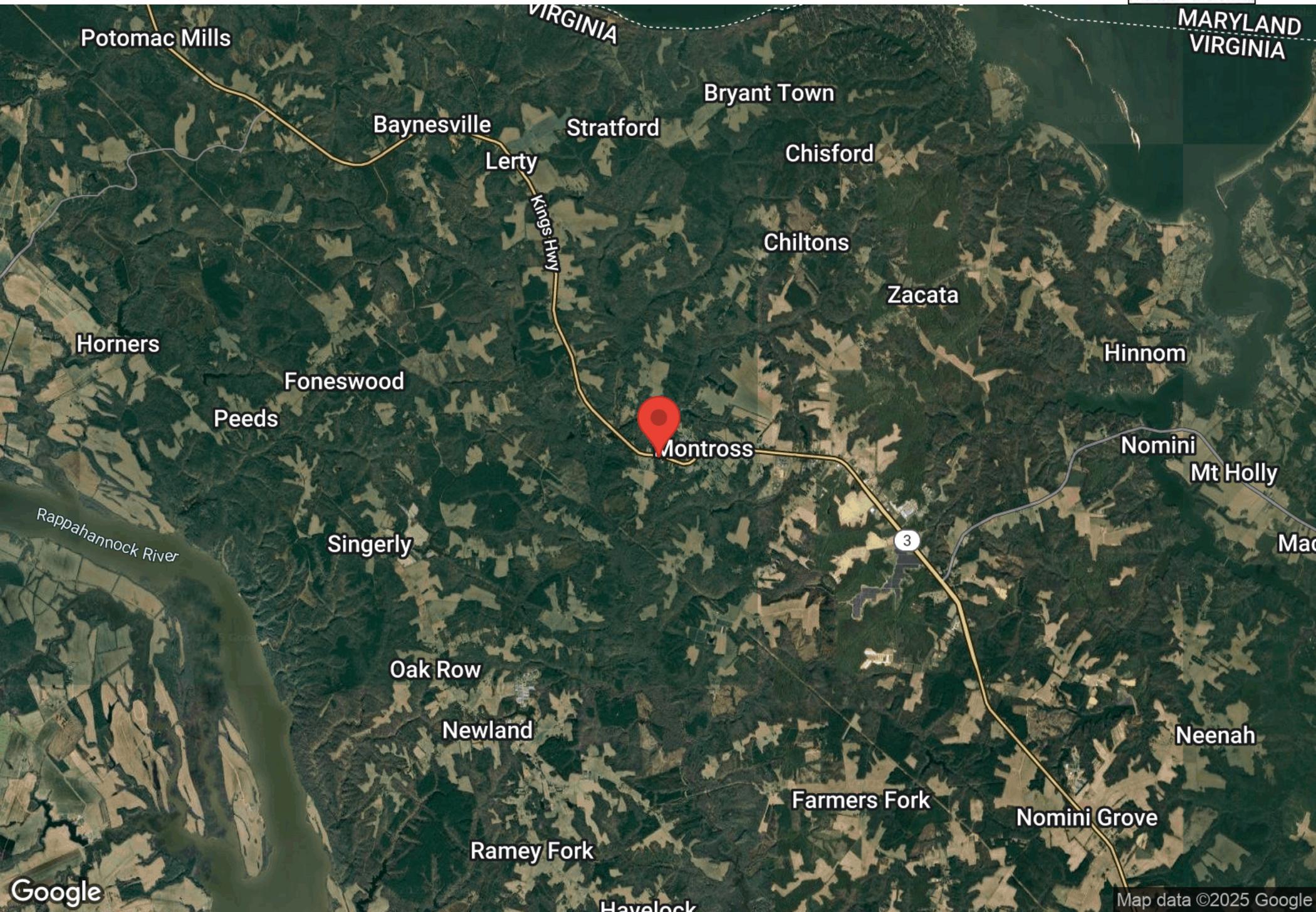
# PROPERTY PHOTOS

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# REGIONAL MAP

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# AERIAL MAP

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# BUSINESS MAP

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Westmoreland County Va District Court  
Chong's Barber Shop

The Inn at Montross  
Saint James Episcopal Church, Montross

Art of Coffee

 Blue Ridge Bank

Montross Laundromat

 Dollar General

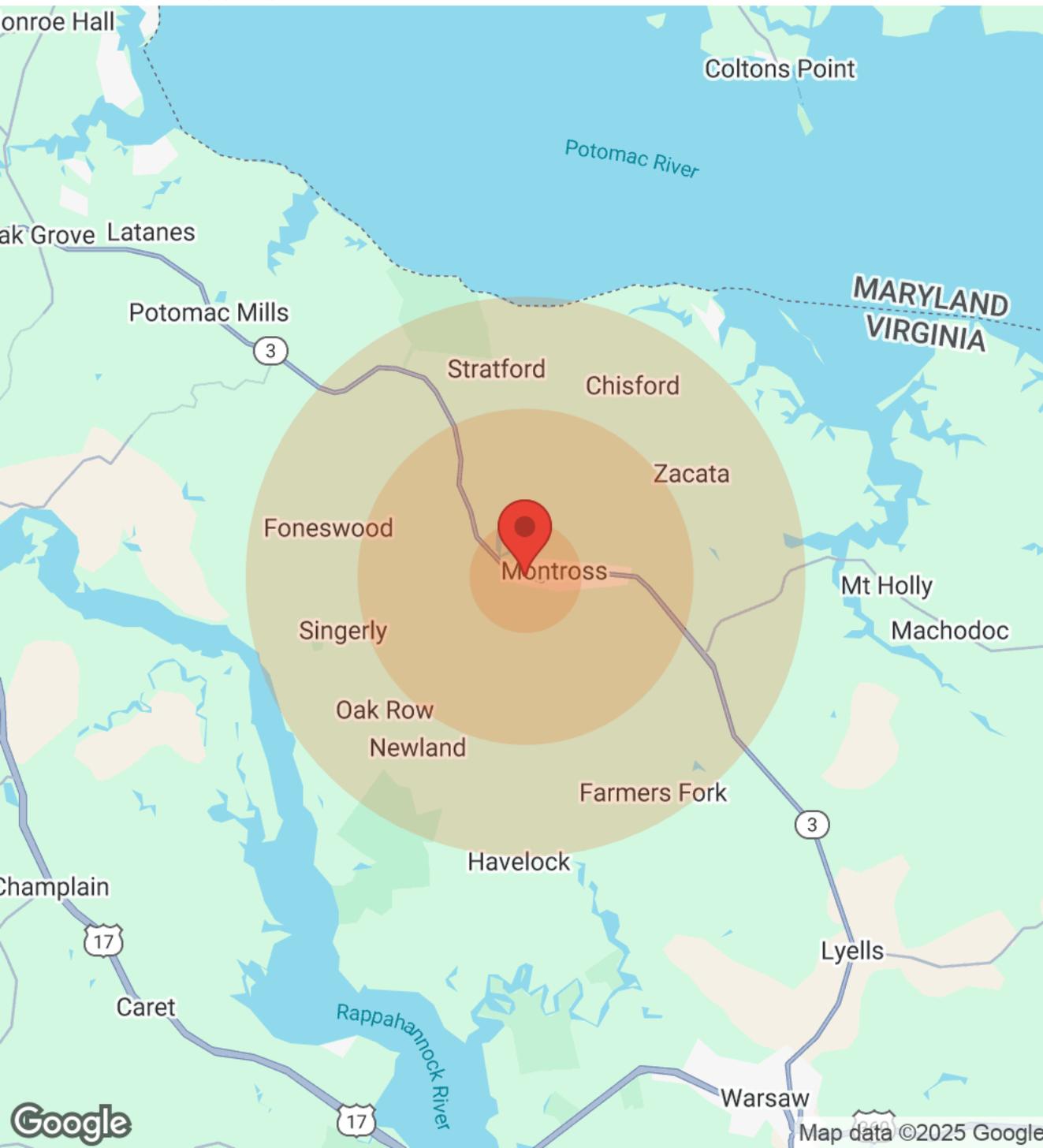
Magnum RV



T-1202

# DEMOGRAPHICS

15220 KINGS HIGHWAY



Population	1 Mile	3 Miles	5 Miles
Male	408	408	2,176
Female	561	561	2,456
Total Population	969	969	4,632

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	160	160	791
Ages 15-24	108	108	567
Ages 25-54	338	338	1,530
Ages 55-64	131	131	603
Ages 65+	232	232	1,141

Race	1 Mile	3 Miles	5 Miles
White	572	572	3,257
Black	393	393	1,106
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	32	32	440
Multi-Racial	N/A	N/A	530

Income	1 Mile	3 Miles	5 Miles
Median	\$35,850	\$35,850	\$43,703
< \$15,000	76	76	266
\$15,000-\$24,999	69	69	266
\$25,000-\$34,999	54	54	122
\$35,000-\$49,999	42	42	228
\$50,000-\$74,999	80	80	373
\$75,000-\$99,999	19	19	230
\$100,000-\$149,999	57	57	272
\$150,000-\$199,999	12	12	98
> \$200,000	13	13	37

Housing	1 Mile	3 Miles	5 Miles
Total Units	528	528	2,732
Occupied	456	456	2,042
Owner Occupied	299	299	1,577
Renter Occupied	157	157	465
Vacant	72	72	690

## PROFESSIONAL BIO

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.