

LEASE

303 QUEEN ST
303 Queen St Tappahannock, VA 22560



Lease Rate **\$12.00 SF/YR**

OFFERING SUMMARY

Building Size:	14,000 SF
Available SF:	3,580 SF
Lot Size:	12,971 SF
Year Built:	1985
Zoning:	CC-1

PROPERTY OVERVIEW

Versatile ±3,580 square foot commercial space available for lease in Tappahannock, Virginia, ideal for flex, light industrial, retail, showroom, or service-oriented users. Positioned within CG-2 (General Commercial) zoning, this property offers outstanding flexibility for businesses seeking a combination of visibility, accessibility, and functional space.

The layout can accommodate a variety of configurations, including retail storefront, showroom, office, and warehouse or storage components. This makes it an excellent fit for retailers, contractors, trade professionals, distributors, and service providers who benefit from both customer-facing space and operational or storage capacity. The property is well-suited for uses such as boutique retail, equipment sales, specialty shops, or hybrid retail-warehouse concepts.

CG-2 zoning in Tappahannock permits a broad range of commercial uses, including retail sales, personal and professional services, wholesale operations, equipment sales and service, and light industrial activities. This flexibility allows tenants to operate retail and showroom concepts alongside back-of-house storage or light assembly, making it ideal for modern hybrid business models.

With its adaptable layout and business-friendly zoning, this space is perfect for companies looking to establish or expand a retail presence while maintaining operational efficiency. Whether utilized as a storefront, showroom, warehouse, or a combination thereof, the property offers the versatility to grow with your business.

David Burks
(804) 366-2754



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SPACE DESCRIPTION

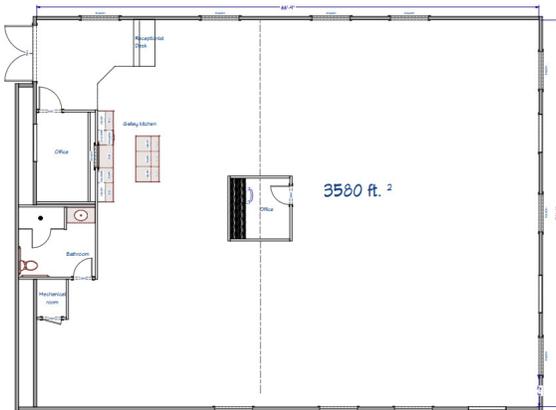
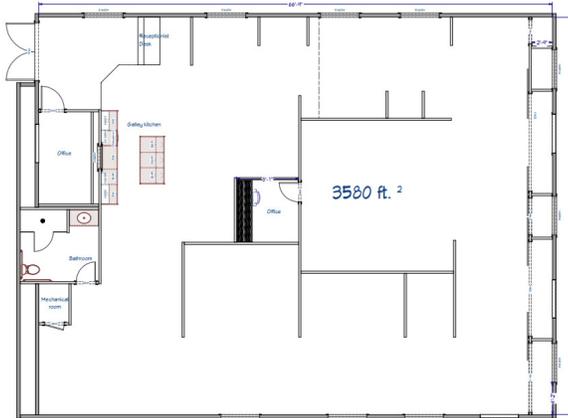
Position your business for success at 303 Queen Street in Tappahannock, Virginia—a highly versatile ±3,580 square foot commercial space ideally suited for retail, showroom, flex, or light industrial use. Strategically located along one of Tappahannock’s primary commercial corridors, this property offers excellent visibility, accessibility, and exposure to both local and regional traffic.

The space features a flexible layout that can easily accommodate a retail storefront, customer-facing showroom, office buildout, and warehouse or storage components. This adaptability makes it an ideal fit for boutique retailers, service providers, contractors, equipment sales, or businesses seeking a hybrid retail-warehouse concept. Whether your focus is customer engagement, operational efficiency, or both, this property can be tailored to meet your needs.

Zoned CG-2 (General Commercial), 303 Queen Street allows for a wide range of permitted uses including retail sales, personal and professional services, wholesale operations, and light industrial activities. This broad zoning flexibility supports evolving business models and provides tenants with long-term operational freedom.

Located in the heart of Tappahannock’s commercial district, the property benefits from proximity to national retailers, local businesses, and key thoroughfares serving the Northern Neck region. This is an excellent opportunity for businesses looking to establish or expand their presence in a growing market with strong community and regional connectivity.

303 Queen Street delivers the ideal combination of location, flexibility, and functionality—perfect for businesses ready to grow and thrive.



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