

# COMMERCIAL CENTER FOR SALE

303 QUEEN STREET

Tappahannock, VA 22560



## VIDEO

### PROPERTY DESCRIPTION

Introducing 303 Queen Street, a prime investment opportunity in the heart of Tappahannock, VA. This impressive 14,000 SF office building presents a lucrative prospect for savvy investors seeking a solid addition to their portfolio. Boasting ample space for offices and workspaces, this property offers a versatile canvas for customizing to the needs of future tenants. With its strategic location and potential for high returns, 303 Queen Street stands as an exceptional asset in the competitive office building market. Don't miss out on the chance to acquire this prominent commercial space and capitalize on its enduring profitability.

### OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	140,000 SF
Building Size:	14,000 SF
NOI:	\$117,985.86
Cap Rate:	8.13%

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	2,582	5,478	10,937
Total Population	6,049	13,128	26,618
Average HH Income	\$75,595	\$82,441	\$85,255

**David Burks**  
(804) 366-2754



**COLDWELL BANKER  
COMMERCIAL**  
BROOKS REAL ESTATE

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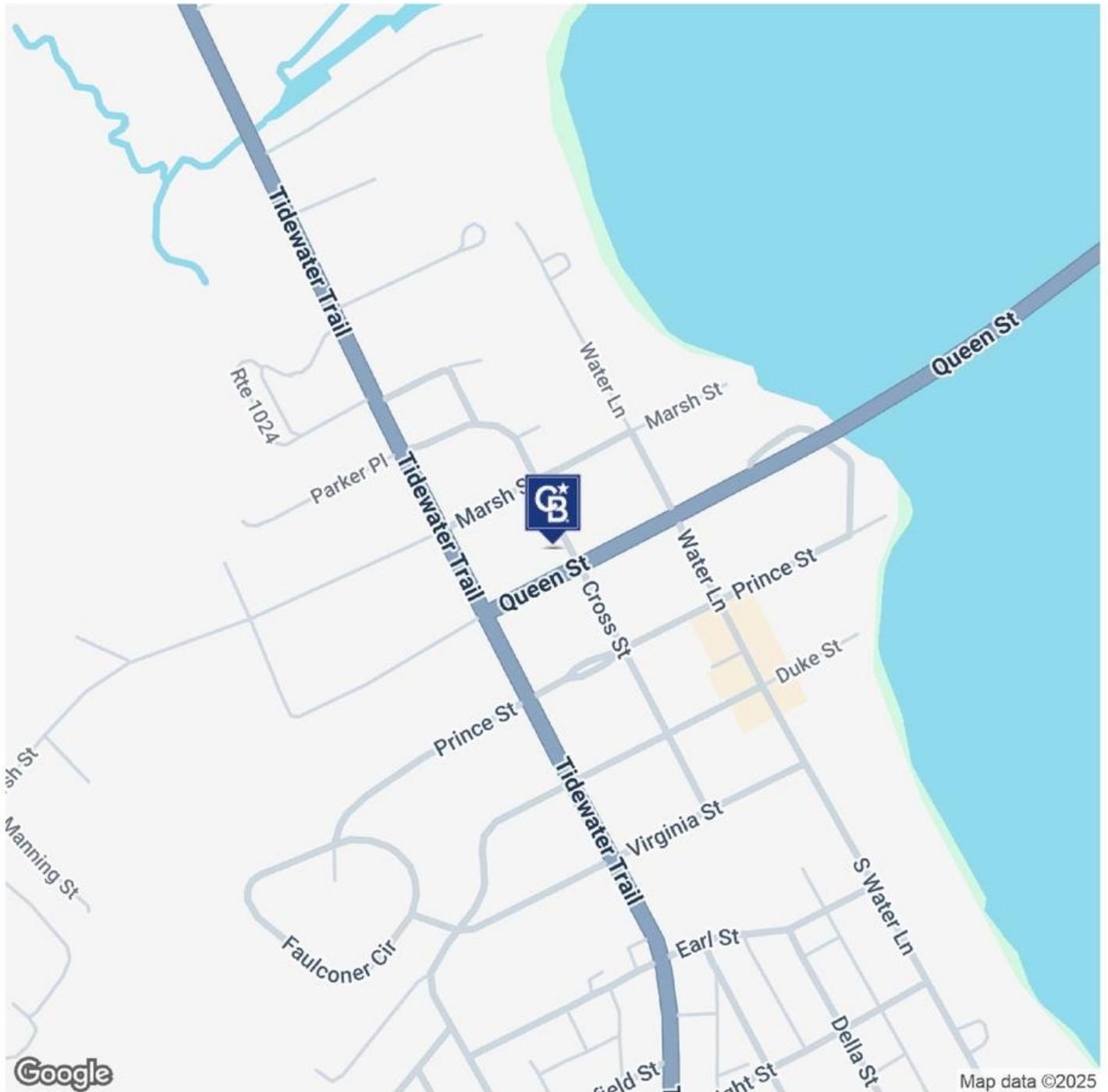


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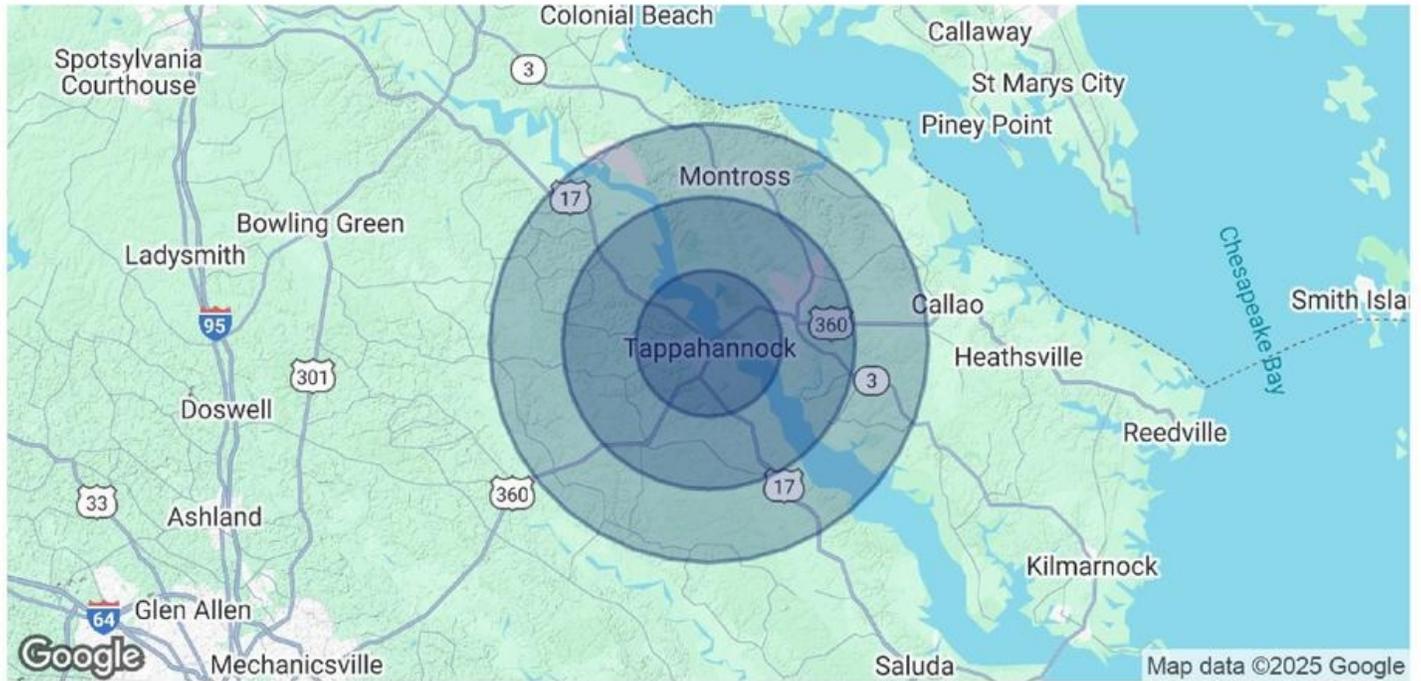
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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	6,049	13,128	26,618
Average Age	45	45	46
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	2,582	5,478	10,937
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$75,595	\$82,441	\$85,255
Average House Value	\$315,732	\$319,436	\$314,528

Demographics data derived from AlphaMap

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Fitz Properties 2025 Report. NN Building

	Contact	Suite	Monthly Rent	Leasing since	Current Lease Start	Current Lease End	Utilities paid by Landlord	Total Payment
NN Burger	Steven Sponder	A & Sign	3748.50 <del>4148.50</del>	6/15	6/15	8/30	0	3748.50 <del>4147.50</del>
For His Glory Ministries	David Brown	B	750	8/24	8/24	8/26	0	750
For His Glory Ministries	David Brown	C/part 2	650	9/24	9/24	9/26	125	650
Chesapeake Governor's School	Rob Wright	C/part 1	760	12/23	7/25	6/27	125	760
Fitz Cabinetry & Design	Tony Fitzgerald	D	3500	8/25	8/25	8/27	0	3500
Shop	Richard Reed	Shop	1500 <del>1000</del>	12/22	12/22	12/23	0	1500 <del>1000</del>
NN Signage Lease			500					500
			11408.50					11408.50
Year	0	0	<del>10000.5</del>	0	0	0	250	<del>11097.5</del>

Building	Tenant	Suite	Use	Lease Start Date	Lease End Date	Term (Years)	Monthly Rent	Security Deposit	Late Fee / Interest	Tenant HVAC Responsibility	Renewal Notice
303 Queen St.	Managed Generator Services	(Suite E)	Generator Repair Business	November 1, 2025	November 31, 2030	5	\$1,500.00	\$1,500.00	25% per annum	Full responsibility (filters & maintenance)	30 days in advance
303 Queen St.	NN Tappahannock, LLC	(Suite A)	Restaurant Facility	September 1, 2015	August 31, 2025 (Initial Term)	10 (Initial Term)	Varies (Year 10: \$3748.50)	Not specified	\$150.00 flat charge	Not specified	60 days in advance
303 Queen St.	For His Glory Ministries	(Suite B)	Ministries/Church	August 1, 2024	August 31, 2026	2	\$750.00	\$750.00	18% per annum	Landlord is responsible	30 days in advance
303 Queen St.	Chesapeake Bay Governor's School	(Suite C - Part 1)	Governor's School/Education	July 1, 2025	June 30, 2028	3	\$850.00	Not specified	18% per annum	Landlord is responsible	30 days in advance
303 Queen St.	For His Glory Ministries	(Suite C - Part 2)	Ministries/Church	September 1, 2024	September 30, 2026	2	\$650.00	\$650.00	18% per annum	Landlord is responsible	30 days in advance

NN Signage Lease

\$500

