

EXCLUSIVE LISTING

Landmark Restaurant Retail Opportunity

8,196 SF | Turnkey Condition | High Foot Traffic Location | Rooftop Deck Amenity

FOR
SALE



20 08

ONE SOUTH
COMMERCIAL

225 MASON AVENUE

CAPE CHARLES, VA 23310



\$2,275,000

PROPERTY HIGHLIGHTS

- ✓ 8,196 SF
- ✓ TURNKEY CONDITION
- ✓ HIGH FOOT TRAFFIC LOCATION
- ✓ ROOFTOP DECK AMENITY

JUSTIN SLEDD | 804.307.4060

justin.sledd@onesouthcommercial.com

TOM ROSMAN | 804.539.3017

tom.rosman@onesouthcommercial.com



One South Commercial is excited to offer the exclusive listing for 225 Mason Avenue in Cape Charles, VA.

This fully restored, vacant property encompasses approximately 8,196 square feet and is move-in ready, presenting an exceptional opportunity for an owner-user in one of the Eastern Shore's most desirable coastal markets.

The building has undergone a comprehensive renovation, transforming an iconic former hardware store into a highly functional and adaptable commercial space while preserving its historic character. The custom buildout features two finished levels, flexible open areas well-suited for retail or food and beverage concepts, private rooms for back-of-house or office use, and a rooftop deck overlooking downtown Cape Charles.

Located in the heart of Cape Charles' primary retail hub, 225 Mason Avenue benefits from strong pedestrian traffic, exceptional visibility, and immediate proximity to the town's most active shops, restaurants, and waterfront amenities. The property's positioning makes it ideal for a destination retail or food and beverage operator seeking a flagship presence in the market.

The rooftop deck is a rare and highly desirable amenity in Cape Charles, offering a unique opportunity to enhance customer experience and differentiate the property from surrounding offerings. Combined with the building's condition, location, and flexibility, this property represents a truly turnkey opportunity for an owner-user.

QUICK FACTS

ADDRESS | 225 Mason Ave,
Cape Charles, VA 23310

PID | 83A3-1-630

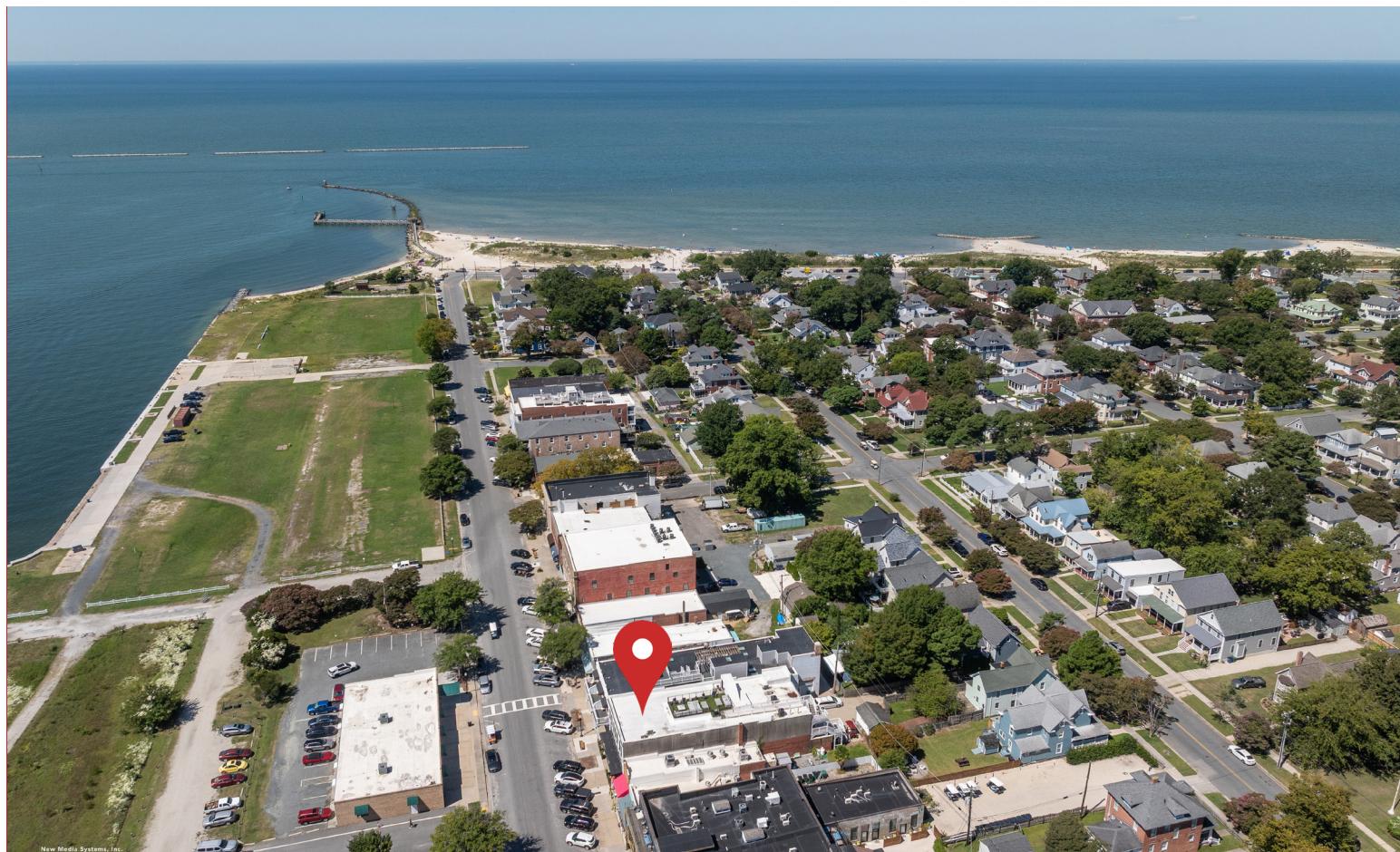
LOT SIZE | 0.1286 AC

GLA | 8,196 SF

YEAR BUILT | 1910

PRICE | \$2,275,000

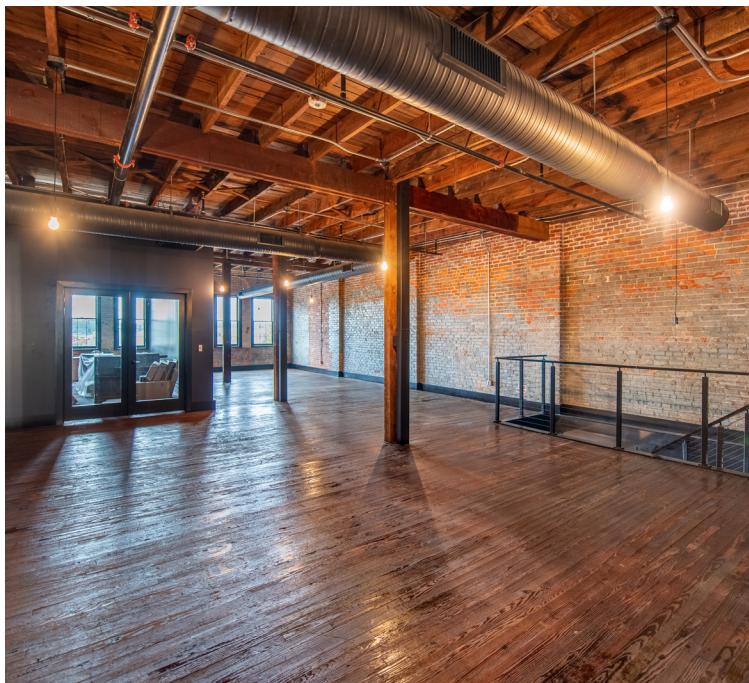
PHOTOS

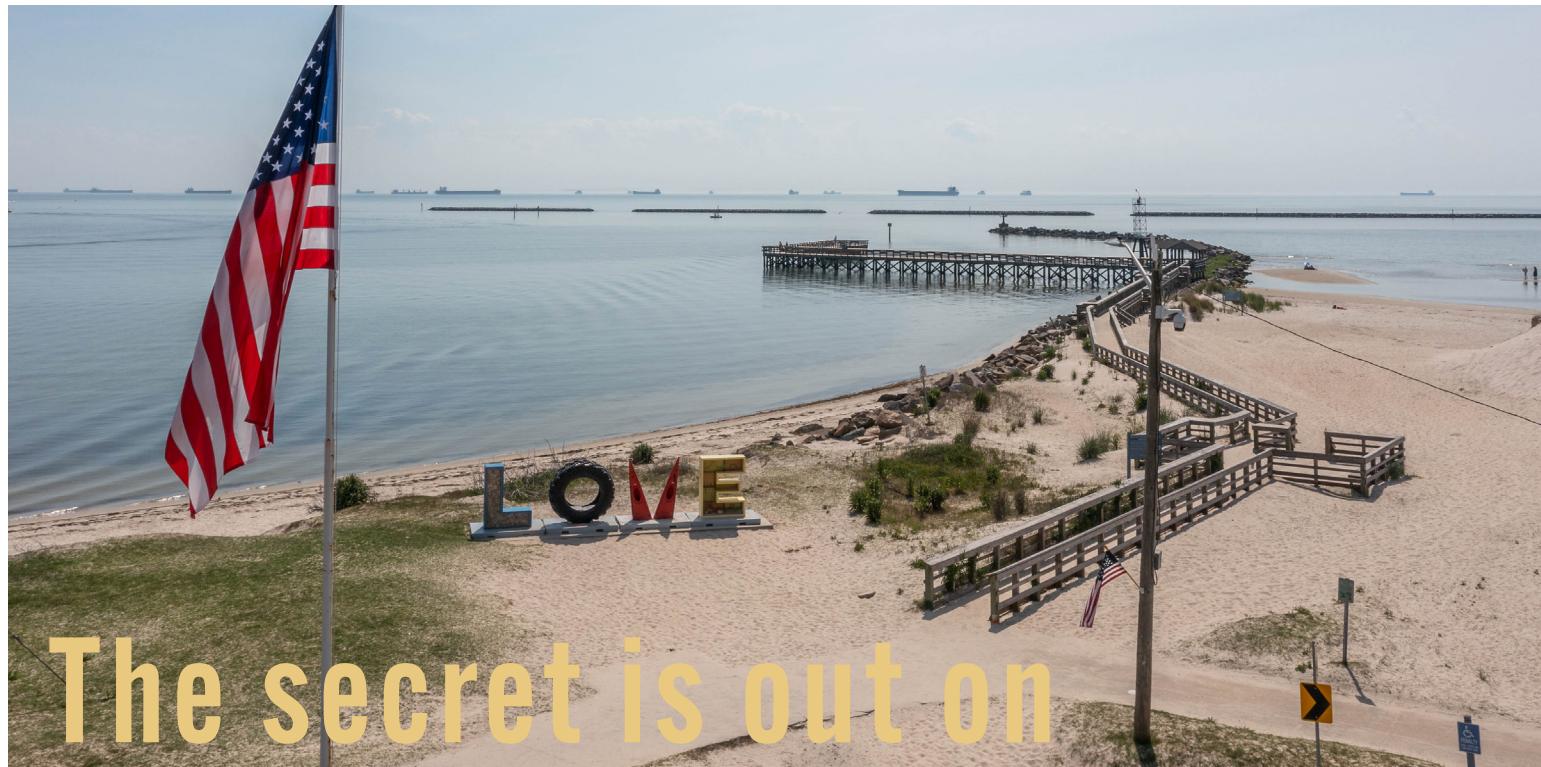


PHOTOS



PHOTOS





The secret is out on Cape Charles...

Nestled along Virginia's Eastern Shore, Cape Charles captures the essence of a classic coastal town and is experiencing unprecedented demand as a place to live and visit. It offers small town-charm, beautiful beaches, and main street offerings from breweries to bookstores to theaters. People from across the Mid-Atlantic and Northeast are drawn to Cape Charles for its easy living and relaxed atmosphere. Whether you're looking for a weekend getaway or a new place to call home, this town offers the perfect escape. Here, community life thrives, and the daily news still includes heartwarming stories of lost and found pets, underscoring the town's close-knit and welcoming nature.

As Cape Charles continues to grow in popularity, now is the ideal time to consider investment opportunities in this vibrant coastal town. Whether you're looking to develop residential properties or commercial spaces, the town's upward trajectory and enduring appeal make it a promising choice for smart investments.

Explore the potential that Cape Charles has to offer and become a part of a community where tradition meets opportunity. Whether you're looking to invest, relocate, or simply enjoy the coastal lifestyle, Cape Charles welcomes you with open arms.





More about Cape Charles



Easy access from Northern VA, D.C., Baltimore, & Philadelphia is driving the market in this rapidly growing coastal town.



Irreplaceable location in Cape Charles Historic District situated by the picturesque Chesapeake Bay, offering stunning views and direct access to vibrant tourist foot traffic.



Situated in a fast-expanding seaside town, this coastal destination offers a flourishing tourism sector and a community enthusiastic about supporting new, locally-owned craft ventures.



Prime Waterfront Location

Cape Charles offers breathtaking Chesapeake Bay views, making it a sought-after destination for those seeking a serene coastal lifestyle. Its proximity to Norfolk and Virginia Beach provides easy access to urban amenities while retaining a small-town charm. Easy access from Northern VA, D.C., Baltimore, & Philadelphia is also driving the market in this rapidly growing coastal town



Historic Downtown

The town boasts a well-preserved historic district with charming streets, boutique shops, and a vibrant arts community. The blend of old-world architecture and modern conveniences attracts both visitors and residents.



Outdoor Recreation

Cape Charles is a paradise for outdoor enthusiasts. Pristine beaches, boating, fishing, and water sports are at your doorstep. The town also features golf courses and scenic nature trails, perfect for a variety of recreational activities.



Growing Business Opportunities

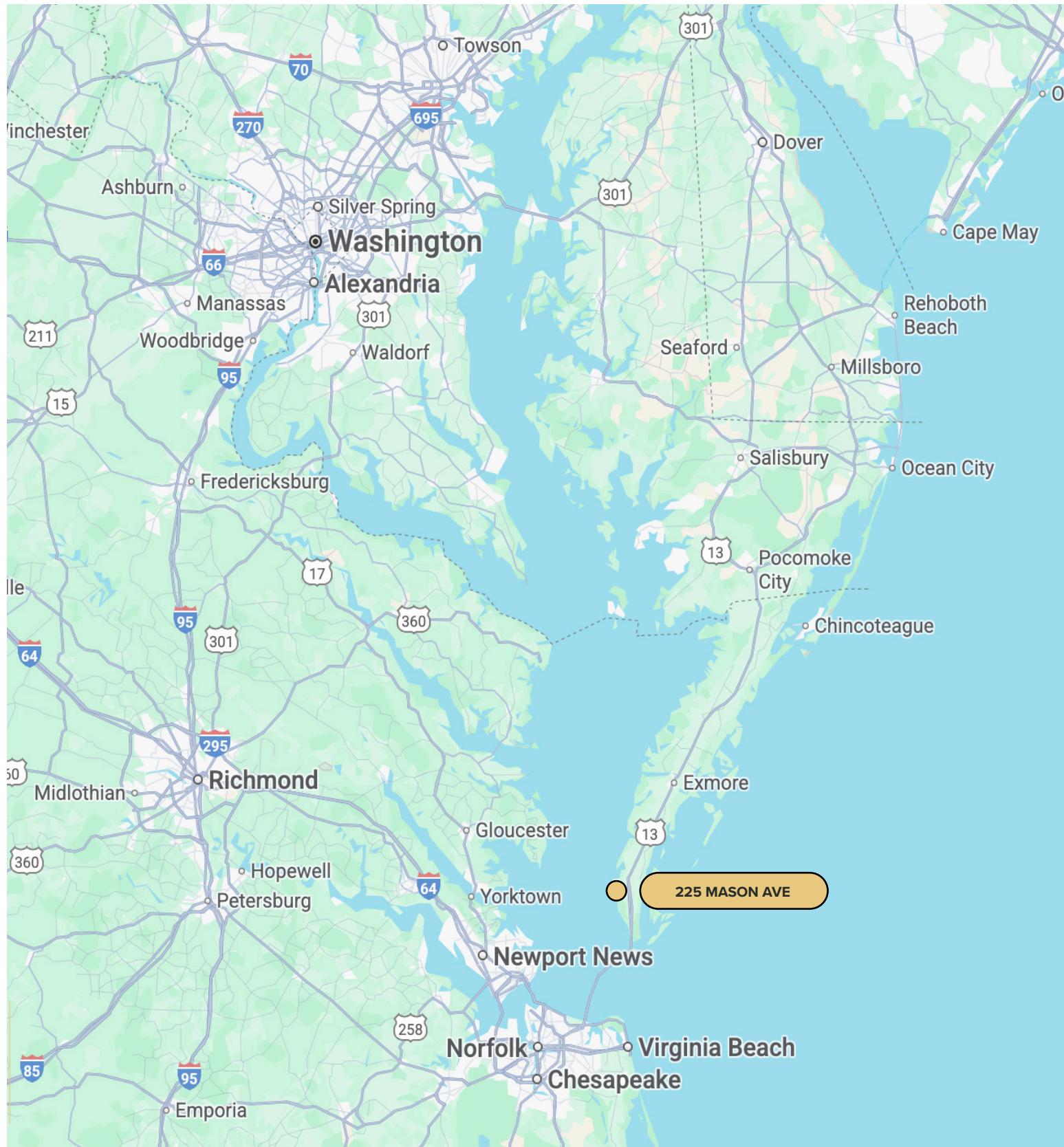
With its rising popularity as a tourist destination, Cape Charles is experiencing significant growth in its business sector. The town's supportive environment makes it ideal for entrepreneurs and investors looking to capitalize on its expanding market.



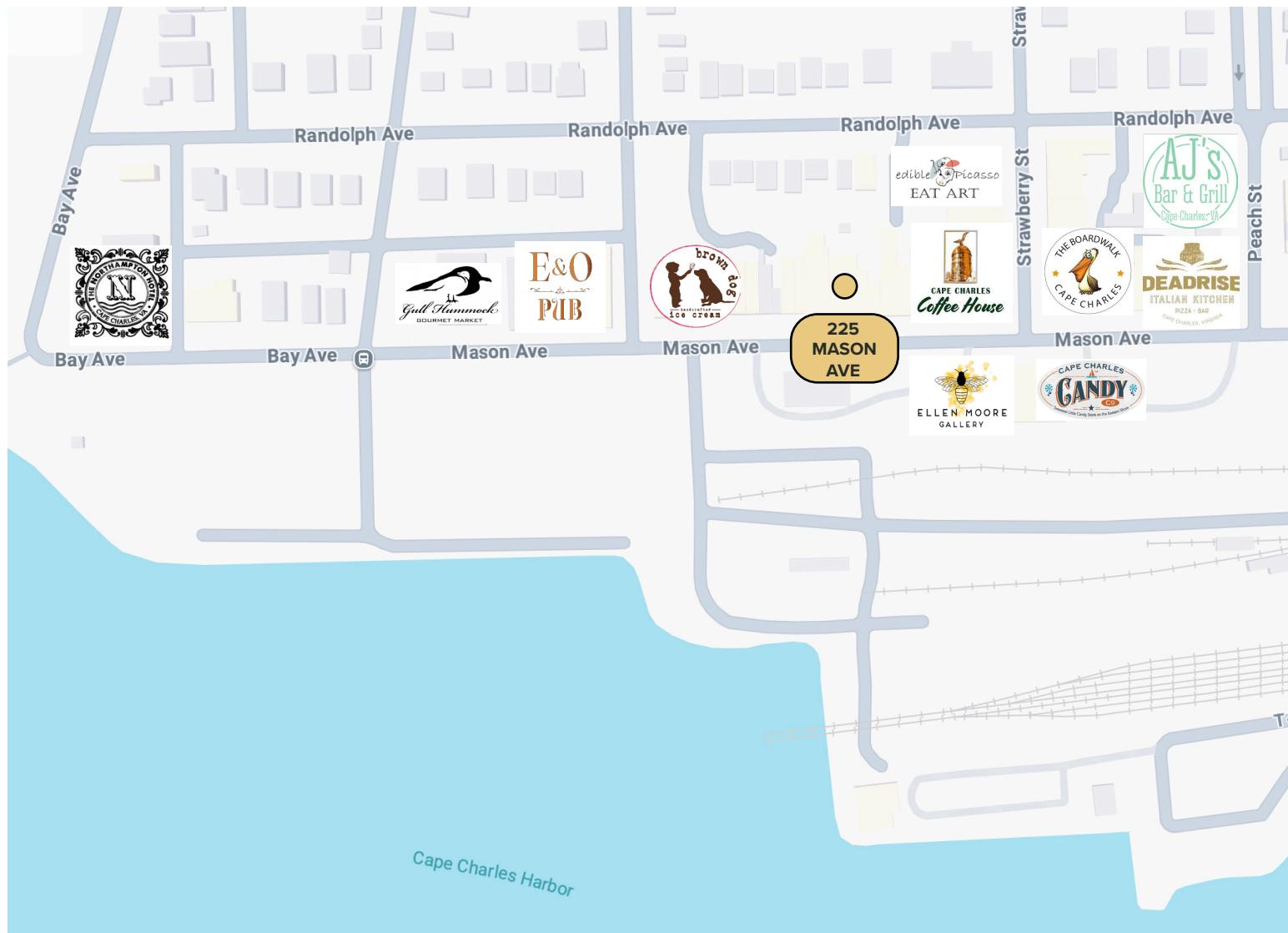
Family-Friendly Community

Known for its safe, welcoming atmosphere, Cape Charles is an excellent place for families. The community is close-knit, with access to quality schools and family-oriented amenities that enhance the quality of life.

LOCATION



LOCATION



Nestled on one of the liveliest streets in the heart of Cape Charles, the Cape Charles Distillery is more than just a place to enjoy expertly crafted spirits—it's a destination in itself. Strategically positioned amidst a bustling array of retailers, this distillery draws in both locals and visitors alike, benefiting from the vibrant foot traffic that flows through this charming coastal town.

The distillery's prime location, just a short stroll from the beach and scenic parks, makes it the perfect spot for those seeking to unwind and soak in the laid-back, coastal atmosphere. Whether you're savoring a handcrafted cocktail after a day in the sun or stopping by for a taste of Cape Charles' finest, the distillery offers an inviting blend of warmth, character, and community that's hard to resist.



ONE SOUTH HQ



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.



JUSTIN SLEDD | 804.307.4060

justin.sledd@onesouthcommercial.com



TOM ROSMAN | 804.539.3017

tom.rosman@onesouthcommercial.com

