

# COMMERCIAL CENTER FOR SALE

303 QUEEN STREET  
Tappahannock, VA 22560



## 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.

## PROPERTY HIGHLIGHTS

### - 14,000SF MIXED-USE BUILDING-RETAIL, OFFICE AND INDUSTRIAL COMPONENTS

- NN BURGER-AWARD-WINNING RESTAURANT AND ANCHOR TENANT

- 100% OCCUPIED WITH LONG-TERM TENANTS AND RELIABLE CASH FLOW.

EXCELLENT DOWNTOWN LOCATION WITH STRONG VISIBILITY AND LOCAL CHARACTER

## OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	140,000 SF
Building Size:	14,000 SF
NOI:	\$103,873.00
Cap Rate:	6.49%

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



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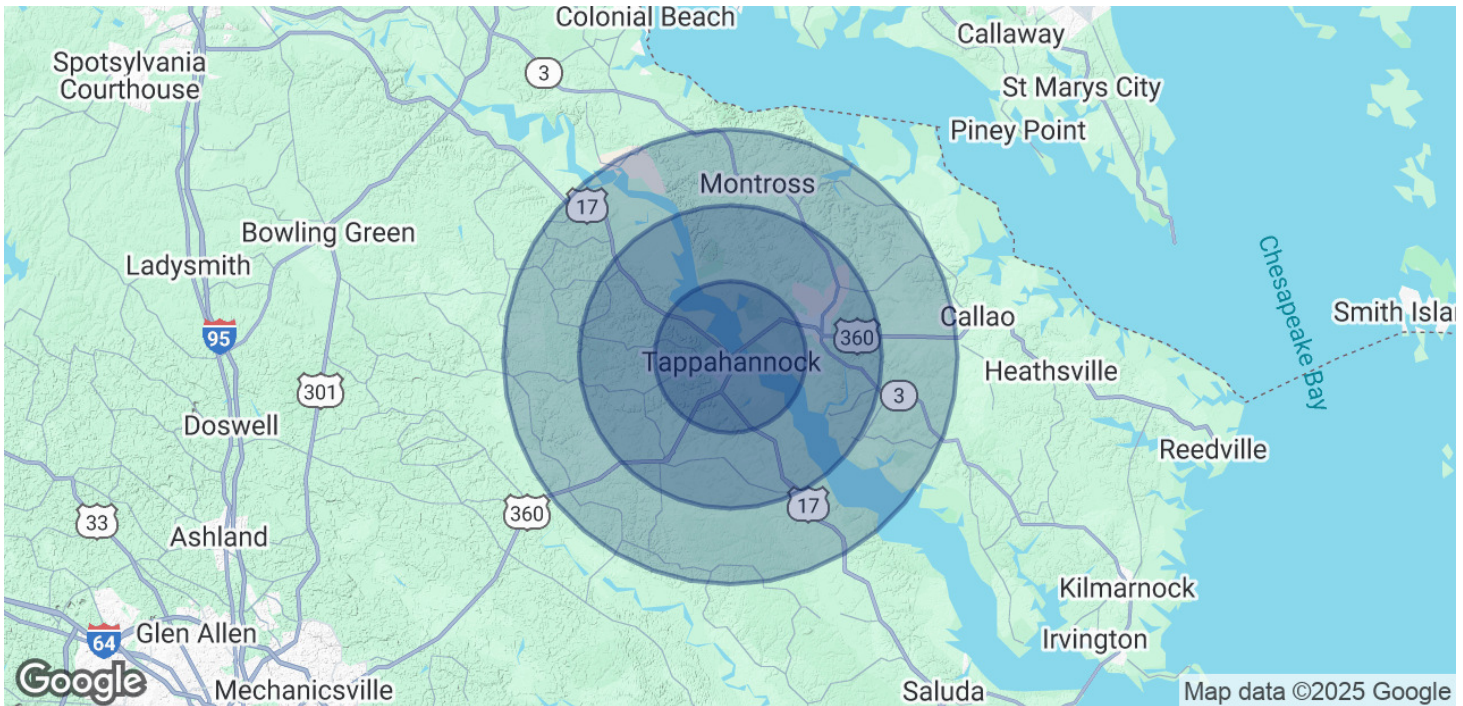


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	6,049	13,128	26,618
Average Age	45	45	46

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
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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