



**COLDWELL BANKER
COMMERCIAL**

**BROOKS
REAL ESTATE**

Center Street Grill

5101 Center Street

Williamsburg, VA 23188



COLDWELL BANKER
COMMERCIAL

BROOKS
REAL ESTATE

Asking Price: \$1,600,000



Executive Summary

Center Street Grill

- 4200SF of Prime Real Estate, to include all Restaurant FF&E.
- Restaurant in New Town, Williamsburg, Virginia. The location is a staple in the local market. One of the first restaurants to open in New Town.
- Excellent location, known for the superior food and service.
- Access to college labor force.
- Well known restaurant for Excellent Service & Food.
- Walkability for Residents, Business, and Shoppers.
- Indoor & Outdoor Dining Facilities.
- Full Bar & Dining Room.
- Turn Key Business

*All information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies. Annualized Operating Data represents pro-forma results for the year 2021 based on aggregated financial reports from ownership.

Executive Summary

Center Street Grill: Proforma

PROPERTY SUMMARY

| | |
|-----------------------------|----------------|
| Price | \$1,800,000.00 |
| Building Size | 4200 SF +/- |
| Annual Net Cash Flow | \$247, 027 |
| Year Built | 2006 |
| Type | Restaurant |

ANNUALIZED OPERATING DATA*

| | |
|-----------------|------------|
| Income | \$780,000 |
| Expenses | \$532, 973 |
| | |

Net Operating Income \$247, 027

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Demographics Overview(1 mile radius)

Center Street Grill

PROPERTY Overview

| | |
|------------------------|------|
| Total Population | 4453 |
| Total Adult Population | 3568 |
| Median Age | 38.6 |
| Total Households | 1586 |

PROPERTY Overview

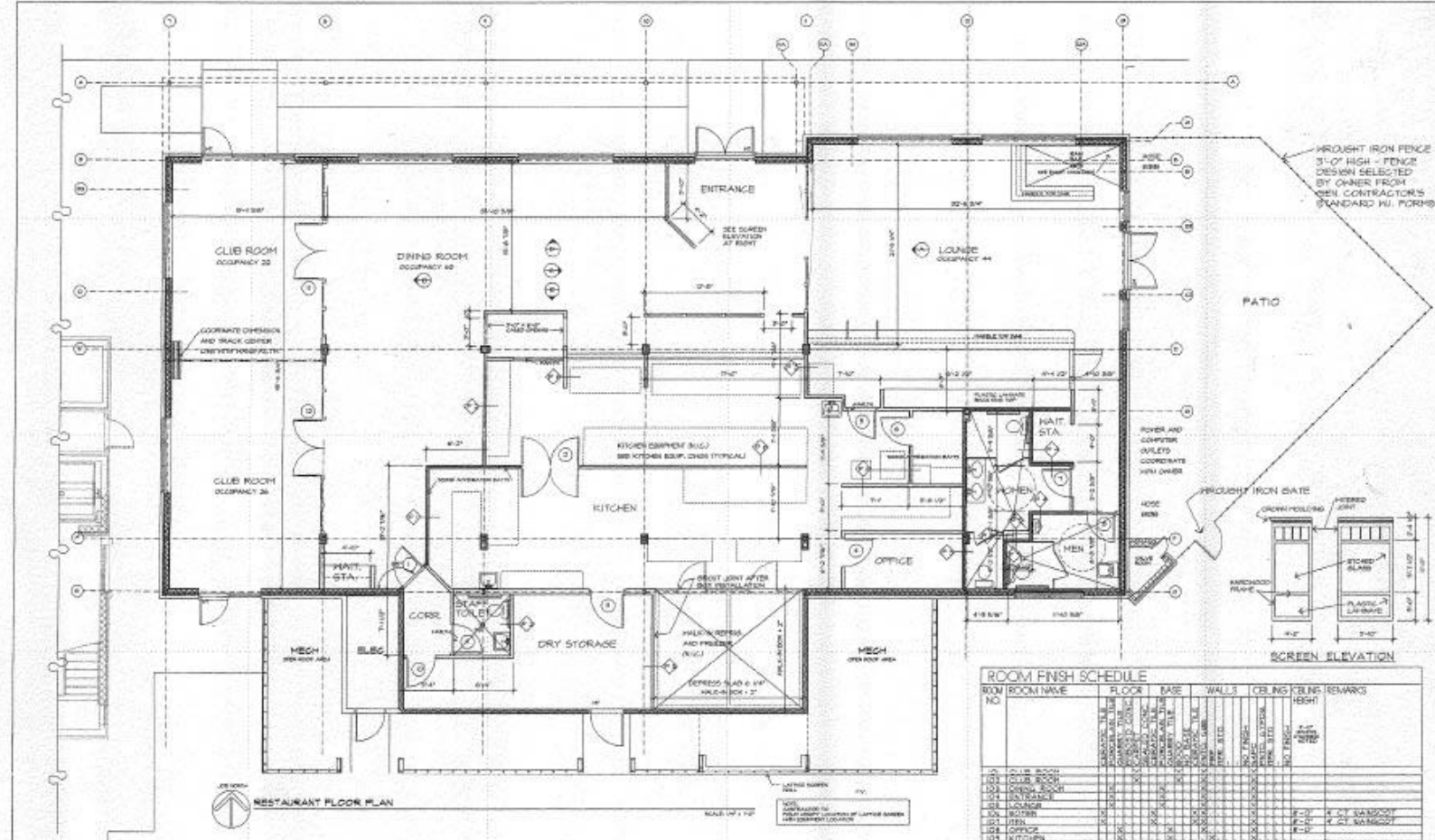
| | |
|-------------------------------|-----------|
| Average Household Income | \$106,296 |
| Total Workers | 1731 |
| Projected Households(5 years) | 1744 |

**** Full Demographics available upon request.**









RESTAURANT FLOOR PLAN
SCALE: 1/4" = 1'-0"



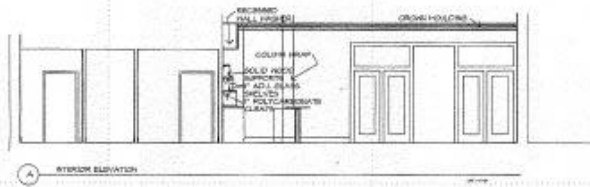
| ROOM NO. | ROOM NAME | FLOOR | BASE | WALLS | CEILING | FLOOR FINISH | REMARKS |
|----------|-------------|-------|------|----------|----------|--------------|---------|
| 101 | CLUB ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 102 | CLUB ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 103 | CLUB ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 104 | CLUB ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 105 | DINING ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 106 | KITCHEN | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 107 | LOUNGE | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 108 | OFFICE | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 109 | RESTROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 110 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 111 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 112 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 113 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 114 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 115 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 116 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 117 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 118 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 119 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 120 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 121 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 122 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 123 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 124 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 125 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 126 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 127 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 128 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 129 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
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| 143 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 144 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 145 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 146 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 147 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 148 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 149 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |
| 150 | MECH ROOM | 1 | PL | 1/2" GYP | 9'-0" PL | 1/2" GYP | |

| DOOR NO. | DOOR | FRAME | REMARKS |
|----------|---------------------|----------|------------------|
| 1 | 6'-0" X 6'-0" GLASS | ALUMINUM | PAIR 6'-0" DOORS |
| 2 | 6'-0" X 6'-0" GLASS | ALUMINUM | PAIR 6'-0" DOORS |
| 3 | 6'-0" X 6'-0" GLASS | ALUMINUM | PAIR 6'-0" DOORS |
| 4 | 6'-0" X 6'-0" GLASS | ALUMINUM | PAIR 6'-0" DOORS |
| 5 | 6'-0" X 6'-0" GLASS | ALUMINUM | PAIR 6'-0" DOORS |
| 6 | 6'-0" X 6'-0" GLASS | ALUMINUM | PAIR 6'-0" DOORS |
| 7 | 6'-0" X 6'-0" GLASS | ALUMINUM | PAIR 6'-0" DOORS |
| 8 | 6'-0" X 6'-0" GLASS | ALUMINUM | PAIR 6'-0" DOORS |
| 9 | 6'-0" X 6'-0" GLASS | ALUMINUM | PAIR 6'-0" DOORS |
| 10 | 6'-0" X 6'-0" GLASS | ALUMINUM | PAIR 6'-0" DOORS |
| 11 | 6'-0" X 6'-0" GLASS | ALUMINUM | PAIR 6'-0" DOORS |
| 12 | 6'-0" X 6'-0" GLASS | ALUMINUM | PAIR 6'-0" DOORS |

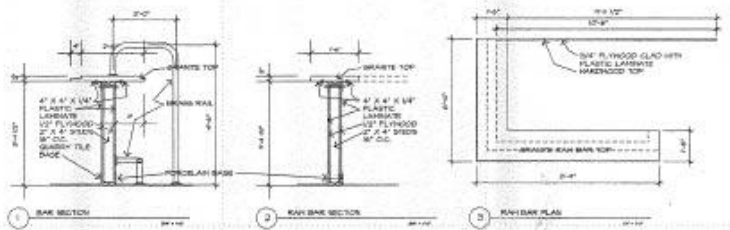
Cato Monroe Liang
ARCHITECTS, P.C.

RESTAURANT FLOOR PLAN
NEW TOWN COMMERCIAL AND RESIDENTIAL DEVELOPMENT
JAMES CITY COUNTY, VIRGINIA

Alr



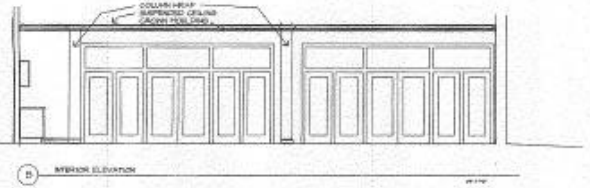
A INTERIOR ELEVATION



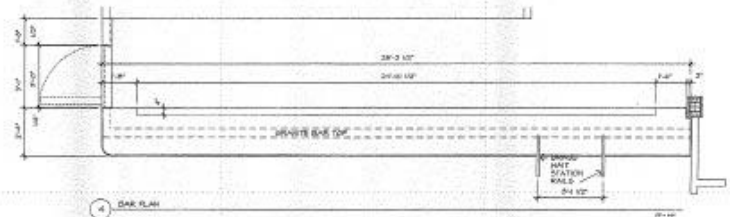
1 SIDE SECTION

2 HALF SIDE SECTION

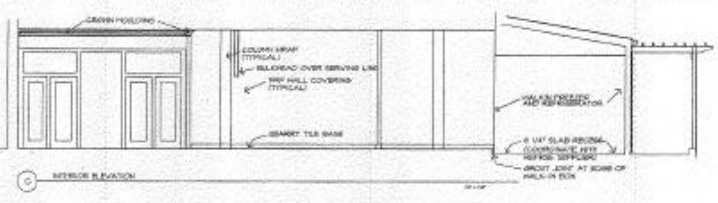
3 HALF SIDE PLAN



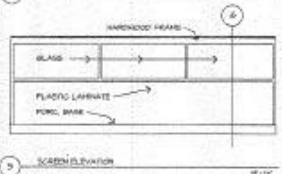
B INTERIOR ELEVATION



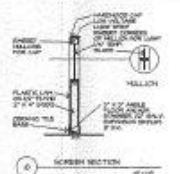
4 SIDE PLAN



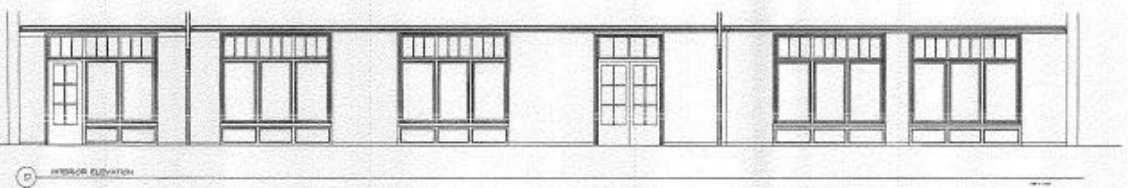
C INTERIOR ELEVATION



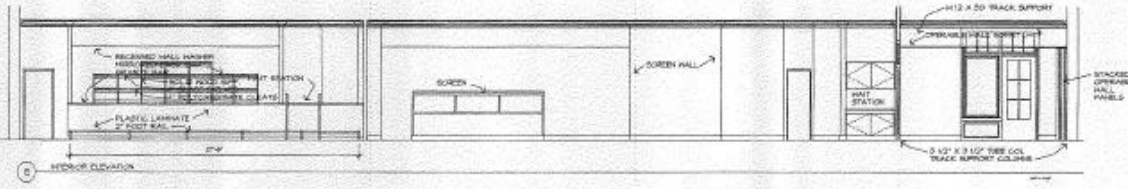
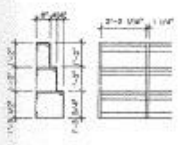
5 SCREEN ELEVATION



6 SCREEN SECTION



D INTERIOR ELEVATION



E INTERIOR ELEVATION

Caro
Monroe
Liang
ARCHITECTS PC

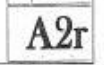
REVISIONS

| | | |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |

SCALE

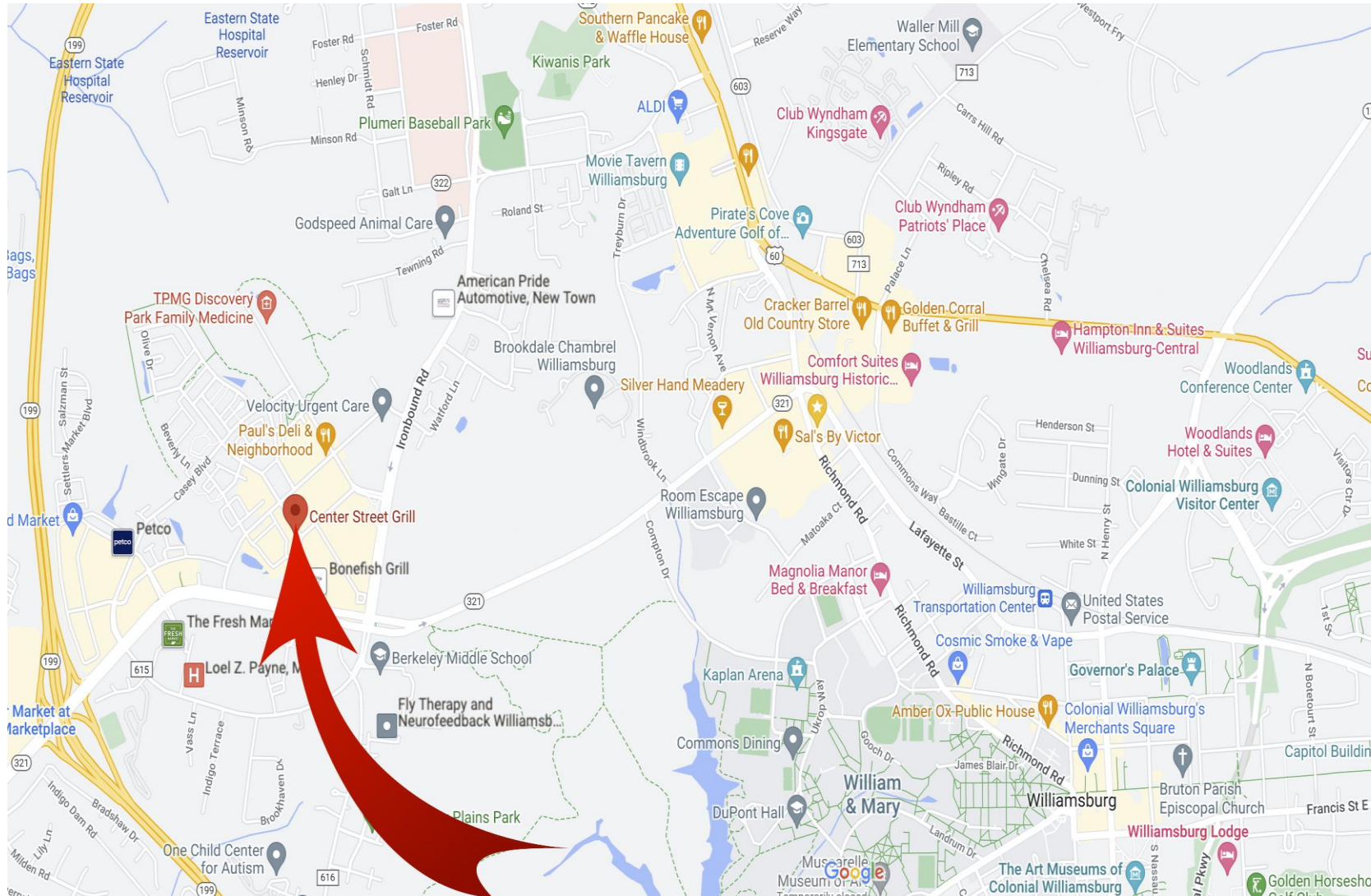
| | | |
|--------------|--------------|--------------|
| 1/4" = 1'-0" | 1/8" = 1'-0" | 1/2" = 1'-0" |
|--------------|--------------|--------------|

RESTAURANT INTERIOR ELEVATIONS
 NEWTOWN COMMERCIAL AND
 RESIDENTIAL DEVELOPMENT
 JAMES CITY COUNTY, VIRGINIA



Location Overview

Northside Plaza



- Heart of New Town
- Colonial Williamsburg
- College of William & Mary
- Easy Access to Rt. 199
- Jamestown
- Business District

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Exclusively Listed by



**COLDWELL BANKER
COMMERCIAL**

**BROOKS
REAL ESTATE**



John Wilson

Broker

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