

 **FOR SALE**  
2849 MAIN ST | HOT SPRINGS, VA



 **POE & CRONK REAL ESTATE GROUP**  
10 S. JEFFERSON ST | ROANOKE VA 540-982-2444

# **SALE OFFERING MEMORANDUM:**

2849 MAIN ST, HOT SPRINGS, VA

## **PRESENTED BY:**

Stephen Pendergrass, CCIM, SIOR | Vice President  
Matt Huff, CCIM | President





## SAM SNEAD'S TAVERN – A TOAST TO TRADITION AND HOSPITALITY

Nestled in the picturesque Allegheny Mountains, Sam Snead's Tavern at 2843 Main Street, Hot Springs, VA, stands as a tribute to the timeless charm and elegance of Southern hospitality. Located directly across the street from the newly renovated, iconic Omni Homestead Resort, the Tavern blends heritage, flavor, and tradition in one unforgettable destination.

## A LEGACY INSPIRED BY A LEGEND

Steeped in the rich spirit of legendary golfer Sam Snead, the Tavern channels the easygoing luxury and enduring class that made "Slammin' Sam" a household name. From the rustic wood-beamed ceilings to the memorabilia-adorned walls, every corner whispers of Snead's storied career and his beloved ties to the region.

Sam Snead's Tavern offers guests more than a meal—it offers a story. A story of mastery, local tradition, and the joy of good food shared among friends and family.

## ELEVATED DINING, STEPS FROM THE OMNI HOMESTEAD

Perfectly positioned to catch the eye and appetite of Homestead Resort guests, Sam Snead's Tavern serves as the quintessential off-property complement to a luxury stay. Whether visitors are winding down after a spa treatment or looking for a casual yet refined dinner spot following a day on the golf course, the Tavern invites them in with a warm hearth, an enticing menu, and a relaxed atmosphere.





# PROPERTY SUMMARY

## 2849 MAIN ST, HOT SPRINGS, VA

<b>Asking Price:</b>	<b>\$2,240,000</b>
<b>Parcel Area:</b>	.34± Acres
<b>Zoning:</b>	Commercial
<b>Market:</b>	Hot Springs
<b>Total Building SF:</b>	5,009

Presenting an exceptional opportunity to acquire Sam Snead's Tavern, a fully operational and historically branded restaurant located in the heart of Virginia's Allegheny Highlands tourism corridor. This investment-ready asset is positioned for immediate ROI and long-term growth in one of the state's most stable, year-round destination markets.

### Investment Highlights

- Prime Location: Across from the \$150M-renovated Omni Homestead Resort, a national historic destination drawing luxury travelers, spa guests, and golfers.
- Turnkey Infrastructure: Includes a fully equipped professional kitchen, bar, dining room, walk-in refrigeration, and full service systems.
- Included FF&E: All furniture, fixtures, and equipment transfer with sale—enabling uninterrupted operations.
- Licensed Branding Rights: Free license to use all Sam Snead memorabilia and theming, creating immediate brand equity and differentiation.
- Historical Tourism Corridor: Situated in a high-demand, low-supply hospitality zone with limited competition and consistent foot traffic.

### Ideal for:

- Restaurateurs
- Boutique hospitality groups
- Investors seeking high-visibility, income-generating assets
- Owners/operators targeting lifestyle business ventures





# PROPERTY LOCATION

PROPERTY LOCATION - 2849 MAIN ST, HOT SPRINGS, VA



POE & CRONK REAL ESTATE GROUP | 10 S. JEFFERSON STREET, SUITE 1200, ROANOKE, VA 24011 | POECRONK.COM

PROPERTY LOCATION | 4



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# PROPERTY VIRTUAL TOUR

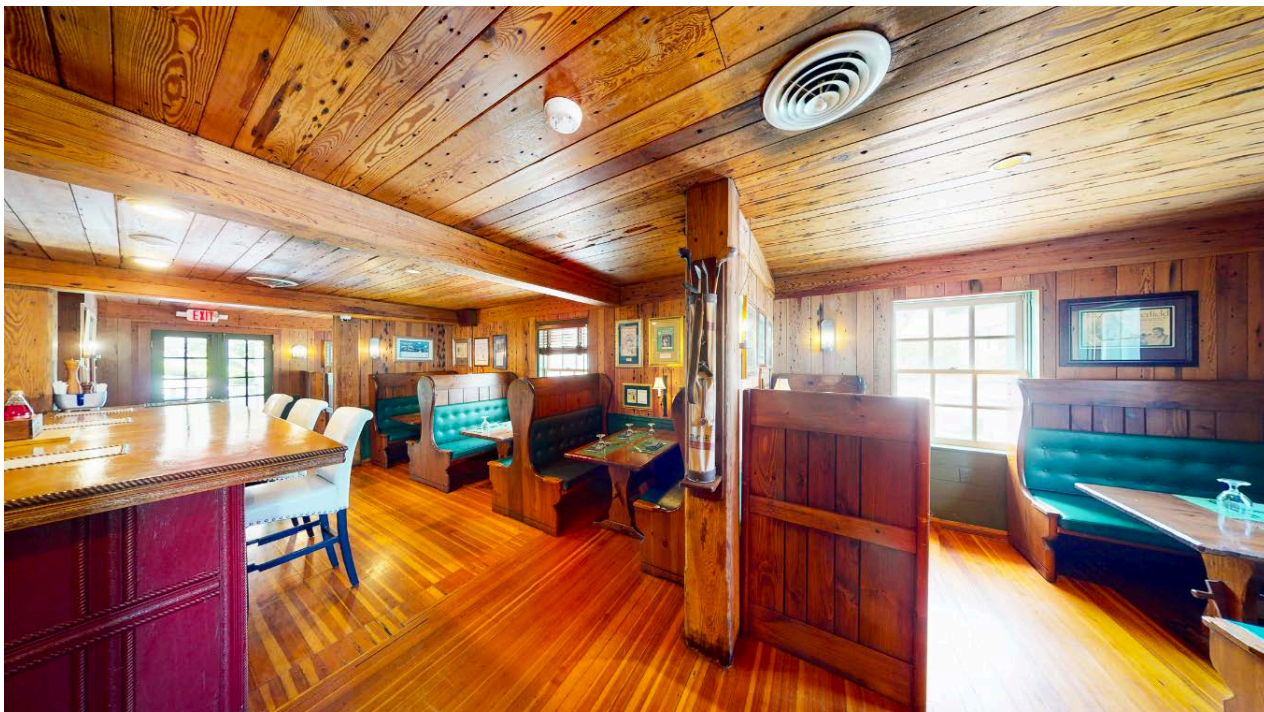
VIRTUAL TOUR (CLICK IMAGES BELOW TO VIEW)

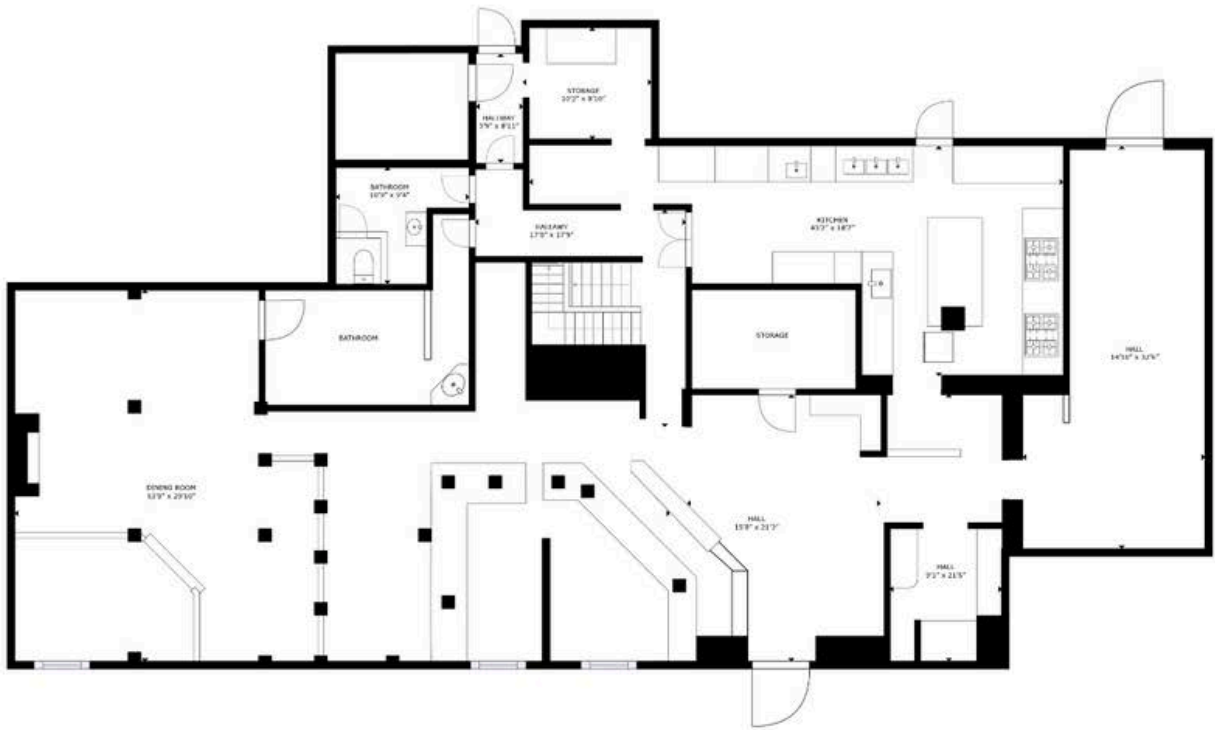


## First Floor



## Second Floor

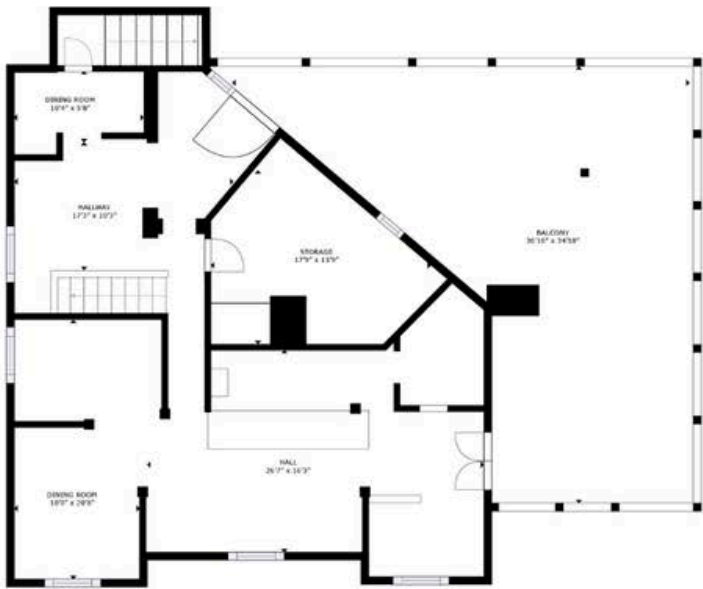




GROSS INTERNAL AREA  
FLOOR 1: 3,683 sq. ft. FLOOR 2: 1,326 sq. ft.  
TOTAL: 5,009 sq. ft.  
EXCLUDED AREA: BALCONY: 786 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



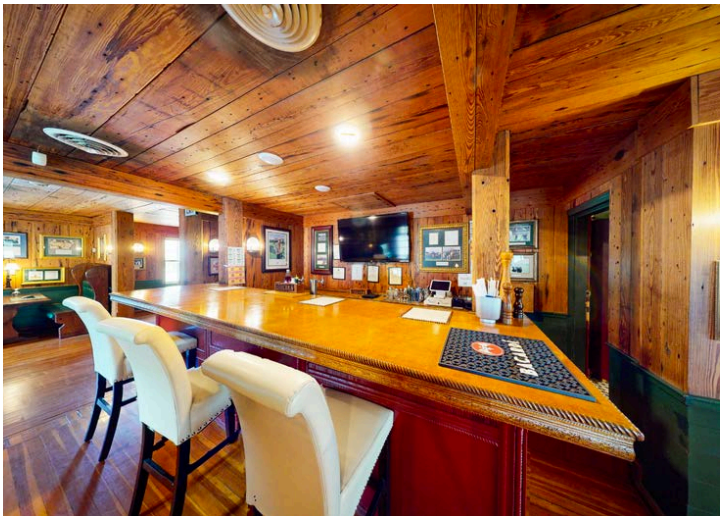
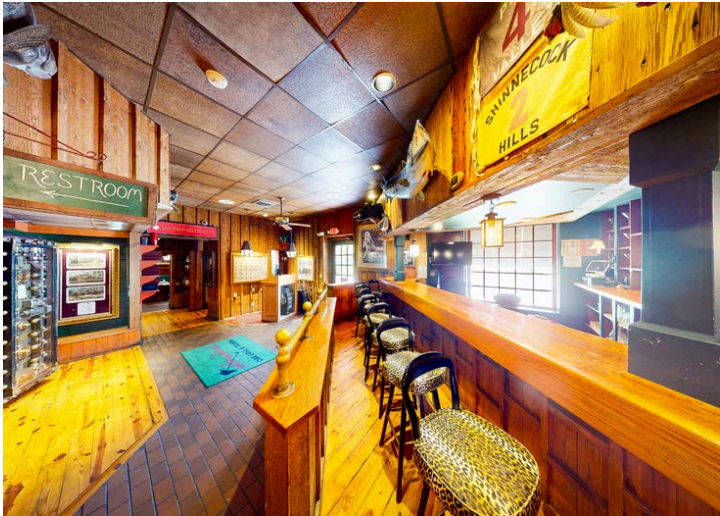
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FLOOR 2



# INTERIOR PHOTOS





## HOT SPRINGS, VA ADVANTAGES

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### Home to the Historic Omni Homestead Resort

A national treasure since 1766, recently underwent a \$150M+ renovation to enhance its luxury spa, golf, and wellness offerings.

### Year-Round Tourism Destination

Draws visitors for golf, skiing, hiking, fly fishing, horseback riding, and thermal springs—making it a four-season hotspot for recreation and leisure.

### Rich History & Timeless Appeal

Famous for its natural mineral springs, Hot Springs has hosted U.S. presidents, celebrities, and generations of families seeking restorative getaways.

### Affluent Visitor Demographic

Attracts a consistent flow of high-net-worth travelers, spa-goers, and wellness tourists from Washington D.C., Richmond, and Charlotte markets.

### Growing Investment Activity

The Homestead's renovation has spurred renewed investor interest and boutique development opportunities in the surrounding village and Bath County.

### Tightly Held Commercial Market

Limited availability of commercial property in the area ensures high visibility and low competition for well-positioned businesses.

### Scenic Allegheny Highlands Setting

Surrounded by pristine mountain views, national forests, and river valleys—ideal for nature-based experiences and retreat-focused hospitality.

### Supportive Local Business Ecosystem

The region encourages small business growth, tourism development, and heritage preservation through local partnerships and marketing support.



## Virginia Ranked America's #1 State for Business in 2024

To rank America's Top States for Business in 2024, CNBC scored all 50 states on 128 metrics in 10 broad categories of competitiveness. Each category is weighted based on how frequently states use them as a selling point in economic development marketing materials. That way, our study ranks the states based on the attributes they use to sell themselves. We developed our criteria and metrics in consultation with a diverse array of business and policy experts, and the states. Our study is not an opinion survey. We use data from a variety of sources to measure the states' performance. Under our [methodology](#), states can earn a maximum of 2,500 points. The states with the most are [America's Top States for Business](#).



## ABOUT THE FIRM

Poe & Cronk is a locally owned and internationally recognized leading full-service commercial real estate company. The firm is comprised of a team of real estate professionals with more than 300 combined years of experience and more than \$1.5B in real estate transaction knowledge in selling, leasing, and managing commercial, industrial, and investment real estate. In business for more than 35 years, Poe & Cronk provides commercial and investment real estate services throughout western Virginia.



## CONTACTS



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