

COASTAL RETAIL FOR SALE

2130 Stone Rd | Cape Charles, VA 23310



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2130 Stone Road

Overview

Located in the growing coastal community of Cape Charles, Virginia, 2130 Stone Road presents a unique opportunity to acquire a freestanding commercial property positioned for a variety of business uses. Situated on approximately 0.41 acres, this 2,800-square-foot building benefits from commercial zoning and offers excellent accessibility within one of Virginia's most desirable Eastern Shore destinations.

Currently configured as a second-generation restaurant, the property is ideally suited for an owner-operator seeking to establish or expand a food service concept. The existing infrastructure significantly reduces startup costs and provides a turnkey foundation for restaurant operations, catering businesses, specialty food markets, or other commercial ventures.

The building is equipped with an extensive array of commercial kitchen assets, including a 12-foot hood system, gas-burning stoves and fryers, reach-in coolers, deli cases, a 10' x 12' walk-in cooler, and a 10' x 10' walk-in freezer. These improvements offer substantial value and allow a future operator to quickly transition into service with minimal additional investment.

Cape Charles continues to attract visitors, residents, and businesses drawn to its vibrant downtown, waterfront amenities, and growing tourism economy. The property's location provides visibility and convenient access, making it well-positioned to serve both the local community and the area's seasonal influx of visitors. As commercial activity along the Eastern Shore continues to expand, opportunities to acquire equipped restaurant facilities remain limited.

Whether envisioned as a restaurant, café, market, or other commercial retail, this property offers flexibility, functionality, and potential in a highly sought-after coastal market.

2130 Stone Road

Highlights

- ❌ Rare opportunity to acquire a fully equipped second-generation restaurant in the growing coastal market of Cape Charles, reducing startup costs and time to opening.
- ❌ Freestanding 2,800-square-foot commercial building situated on a 0.41-acre parcel, providing flexibility for a variety of retail, restaurant, or commercial uses.
- ❌ Existing restaurant infrastructure includes a 12-foot hood system, gas-burning stoves and fryers, reach-in coolers, deli cases, a walk-in cooler, and a walk-in freezer.
- ❌ Located just minutes from downtown Cape Charles, allowing businesses to capitalize on the area's thriving tourism industry, local residents, and seasonal visitors.
- ❌ Commercial zoning and strategic positioning within one of Virginia's most desirable Eastern Shore communities offer strong long-term potential for owner-users and investors alike.





CAPE CHARLES
350,000 ANNUAL VISITORS

SITE

184

2130 Stone Road, Cape Charles

Local Area

Cape Charles, Virginia

Overview

Tucked away at the southern tip of Virginia's Eastern Shore, Cape Charles is a historic bayside town that beautifully balances quiet coastal tranquility with a vibrant, modern renaissance. Originally founded in the 1880s as a bustling railroad and ferry hub, this highly walkable community is bordered by the Chesapeake Bay to the west and has transformed into one of the Mid-Atlantic's most beloved seaside destinations. Today, it stands out for its meticulously preserved turn-of-the-century architecture, independent boutique shops, and a welcoming, golf-cart-friendly culture that seamlessly connects the historic commercial district on Mason Avenue directly to the waterfront.

The town's year-round population stands at a close-knit estimate of roughly 1,340 residents, though it experiences a massive demographic shift between seasons. Because vacation properties and second homes outnumber year-round occupied residences, Cape Charles is incredibly popular among retirees, remote professionals, and seasonal visitors, pushing the median age of full-time residents to approximately 60.5 years. This permanent population maintains a stable local economy heavily anchored by entrepreneurship, real estate, and a robust hospitality sector, supported by a median household income of around \$73,750.

Tourism serves as the undisputed heartbeat of the Cape Charles economy, drawing more than 340,000 visitors annually who primarily travel from nearby Hampton Roads, Richmond, and the broader Mid-Atlantic region. The crown jewel for travelers is the Cape Charles Town Beach along Bay Avenue, celebrated as the only public beach on Virginia's Eastern Shore with completely free parking and entry. Facing the bay, its shallow, wave-free waters make it a premier destination for families, while the bustling downtown core treats visitors to local seafood staples, artisan ice cream parlors, craft breweries, and unique local art galleries.





Coastal Retail
Gallery



PROPERTY GALLERY



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