

COMMERCIAL CENTER FOR SALE

303 QUEEN STREET

Tappahannock, VA 22560



VIDEO

PROPERTY DESCRIPTION

Coldwell Banker Commercial Brooks Real Estate is pleased to offer an income-stabilized, 14,000± SF multi-tenant mixed-use property in the heart of Downtown Tappahannock—a proven location with limited comparable inventory. Price recently reduced by \$150,000.

Three-Level, Fully Leased: Drive-in basement for a long-standing machine shop, main-level retail tenants, and third-floor offices provide diversified income and reduced tenant concentration risk.

Anchor Tenant: NN Burger, a regional draw and repeat Virginia's Best Burger winner, ensures consistent foot traffic and strong brand recognition.

Additional Tenants: Fitz Cabinetry, Chesapeake Governor's School, and For His Glory Ministries deliver stable tenancy backed by local and institutional demand.

Well-Maintained & Cash Flow Positive: No deferred maintenance, immediate income, with embedded value-add potential through future rent optimization.

Prime Downtown Exposure: High-visibility murals, historic downtown location, pedestrian traffic, and destination retail enhance curb appeal, tenant retention, and long-term demand. 303 Queen Street offers durable cash flow today and upside for NOI growth tomorrow.

PROPERTY HIGHLIGHTS

- Price Reduction!
- Multi-Tenant, 14,000± SF 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
- Drive-in basement leased to a machine shop
- Excellent downtown location with strong visibility and local character

OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	140,000 SF
Building Size:	14,000 SF
NOI:	\$117,985.86
Cap Rate:	8.13%

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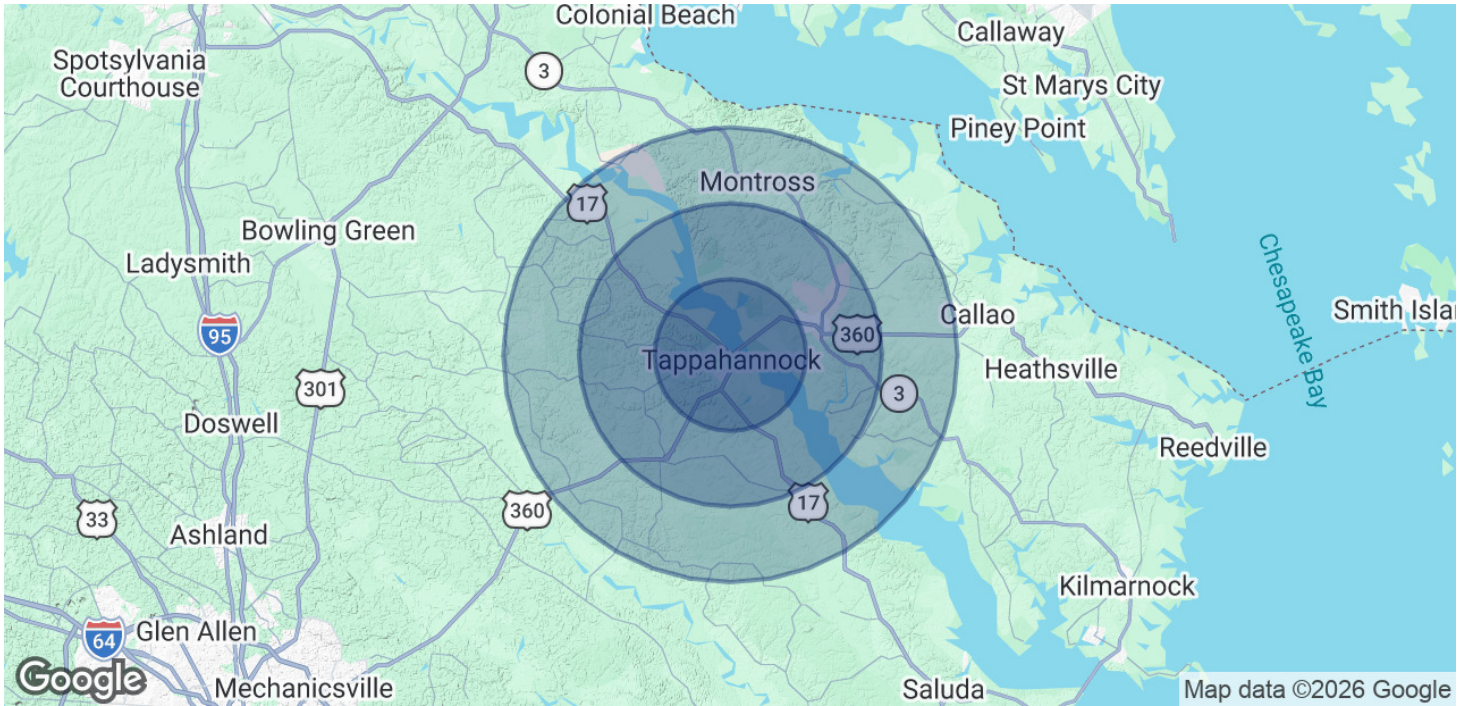
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	6,049	13,128	26,618
Average Age	45	45	46
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	2,582	5,478	10,937
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$75,595	\$82,441	\$85,255
Average House Value	\$315,732	\$319,436	\$314,528

Demographics data derived from AlphaMap

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