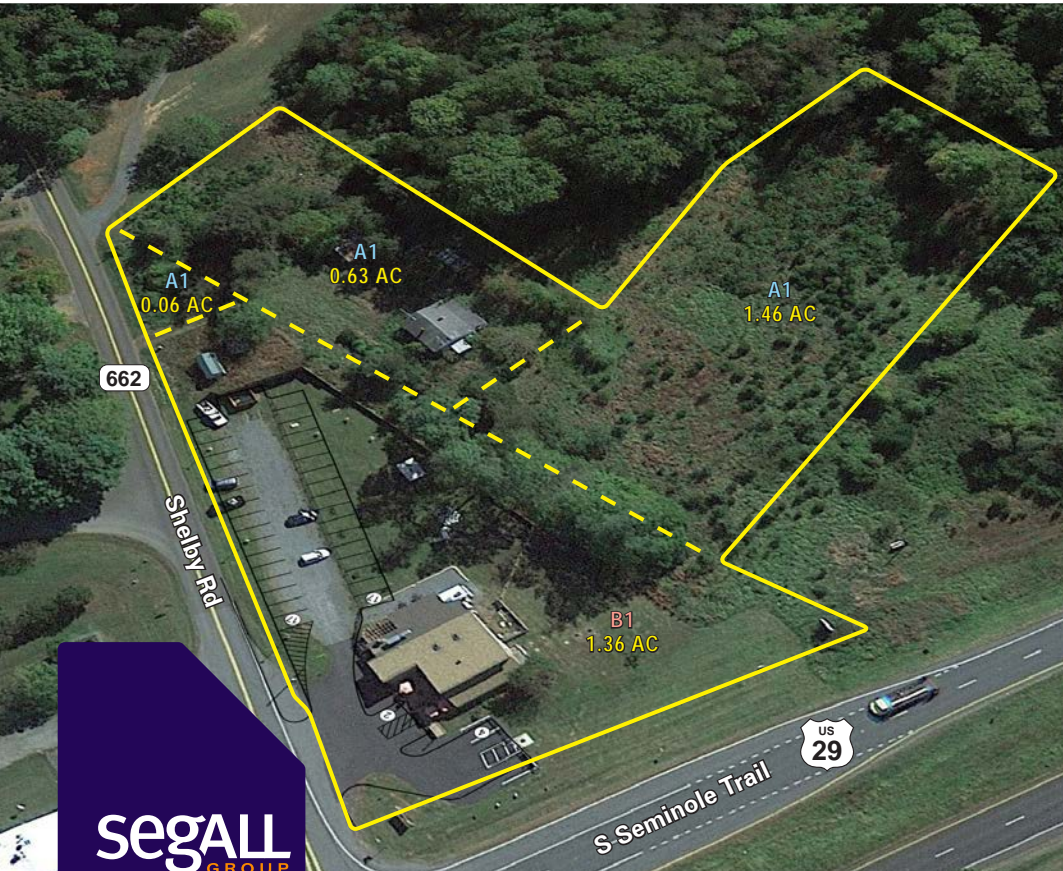


**FOR LEASE** Available Immediately



# 3800 Shelby Road

Rochelle, VA 22738

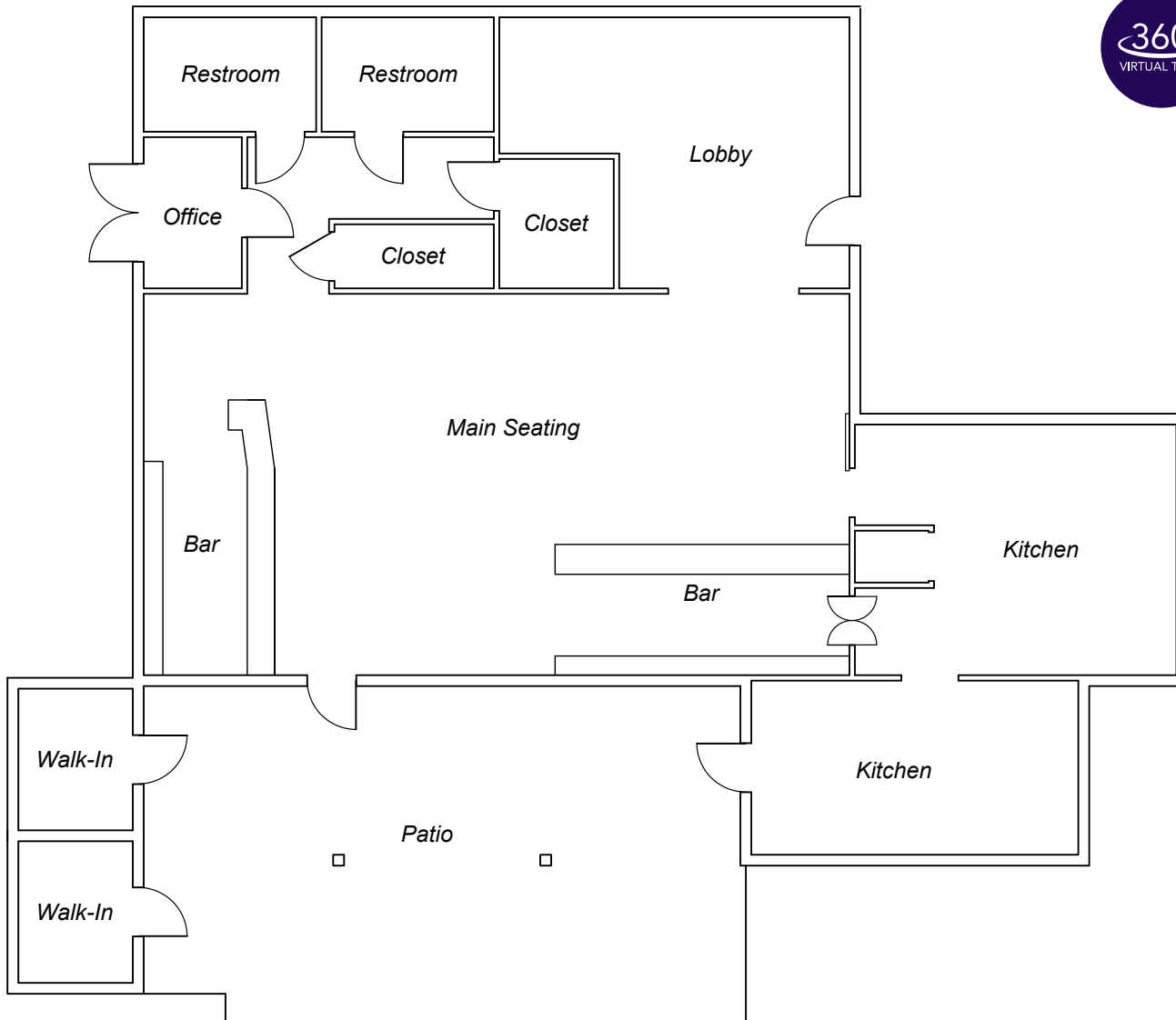
## Overview

Highly visible 1.35-acre lot with existing restaurant space/event center/ catering venue, available for lease, at the corner of Seminole Trail (Route 29) and Shelby Road. The site features 280 feet of frontage on Route 29 and a built-out restaurant space complete with a fully equipped kitchen with a 13-foot Captive-Aire hood and a walk-in combination cooler/freezer. Exposed beams and wood accents adorn the completely renovated interior with a large outdoor seating and play area.

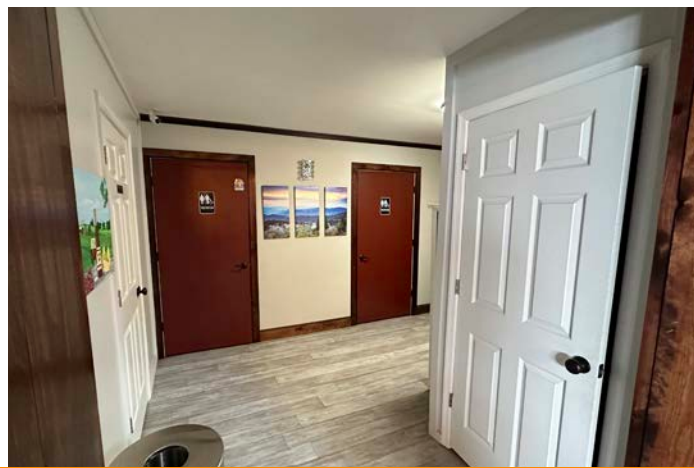
## Quick Facts

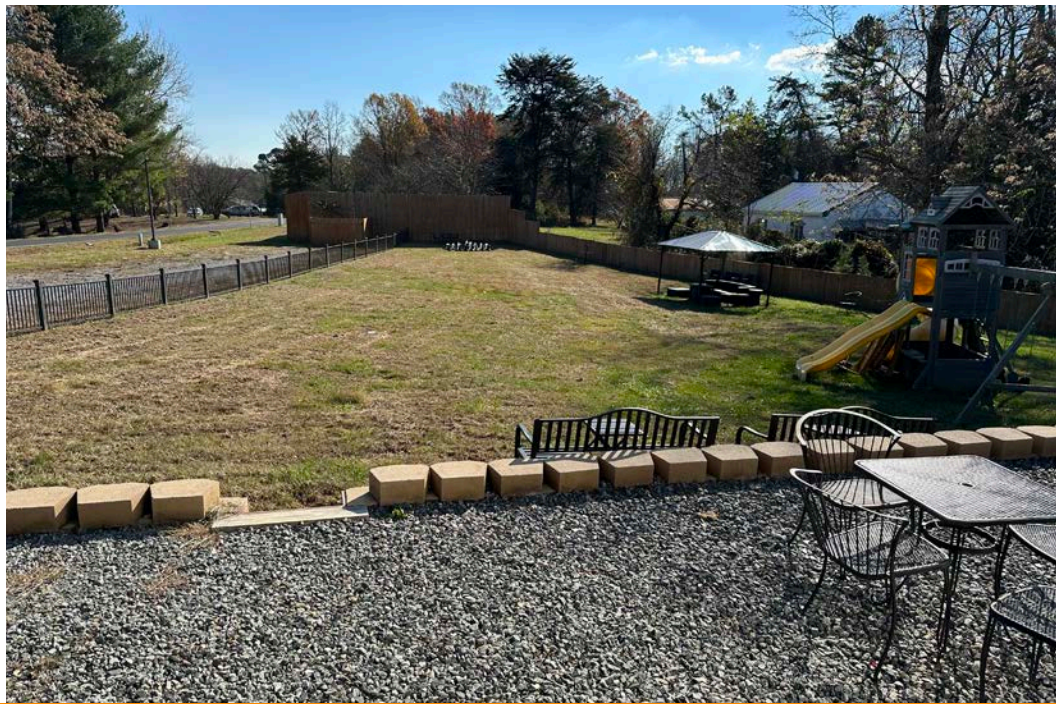
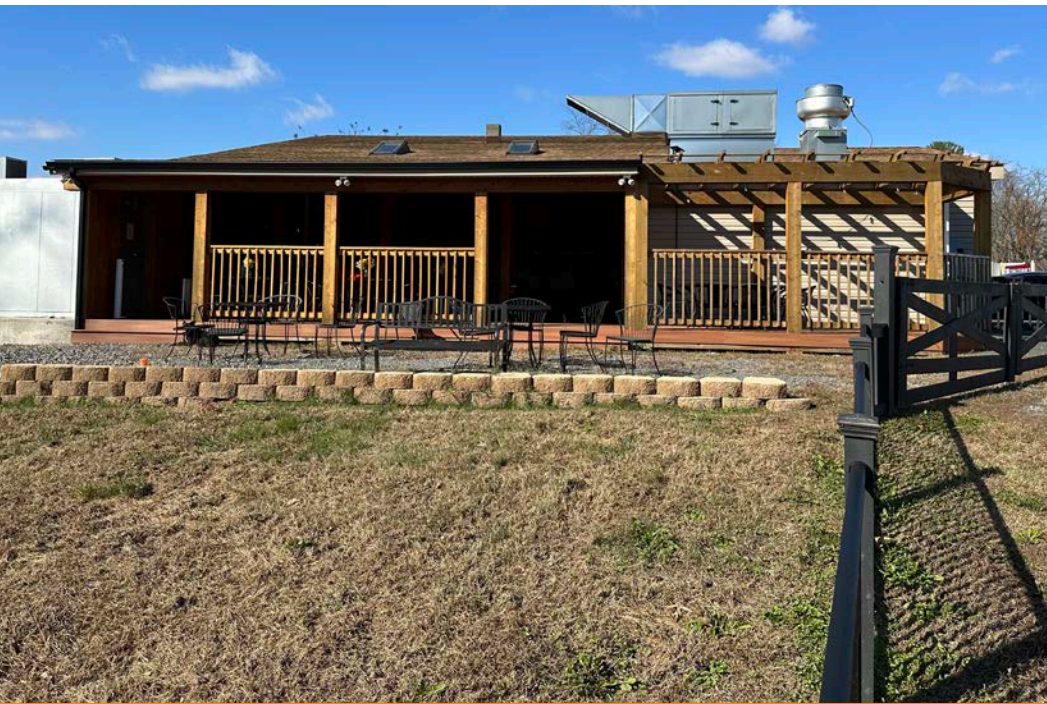
Availability	Immediate
Size	Lease: ± 1.35 Acres; 2,000 Square Feet
Rental Rate	TBD
Net Charges	TBD
Zoning	A-1: Agricultural; B-1: Business, General
Parking Spaces	40
Seats	40

2023 Demographics	5 miles	15 miles	30 miles
POPULATION	4,534	64,449	385,960
HOUSEHOLDS	1,745	24,762	150,153
AVG. HH INCOME	\$92,828	\$103,441	\$114,100
DAYTIME POPULATION	1,633	50,123	406,756
TRAFFIC COUNT	17,000 AADT (S Seminole Trail)		



EQUIPMENT LIST		
Quantity	Item	Model/Manufacturer
1	Range - 24" 4 burner	ATO-4B
1	Charbroiler - 24" Countertop	ATRC-24
1	Refrigerated Base - Shorty	MGF8450GR
1	Griddle - Heavy Duty, Gas	Garland - GTGG24-G24M
1	Mega Top Sandwich / Salad Prep Refrigerator	MSF8307GR
1	Fryer - Gas	Dean - SR142G
2	Oven - Convection, Gas	Garland- MCOGS205
1	Hand Sink	John Boos - PBHS-W-1410-P-X
1	Three (3) Compartment Sink	John Boos - 3B18244-2D18-X
2	Display Case - Refrigerated	BeverageAir MMR491B
1	Underbar Glass Rack Storage	Krowne - KR24-GSB3
1	Underbar Hand Sink	Krowne - KR24-12ST
1	Underbar Wet Waste Cabinet	Krowne - KR24-24SC
3	Wine Station	MX4-P
1	Walk In Combo Cooler/Freezer	Harford DuraCool
1	Walk in Freezer	Harford DuraCool
1	Exhaust Hood Captive Aire 13'	Captive-Aire







0.06 AC

0.63 AC

1.46 AC

1.35 AC  
40 Parking Spaces

662

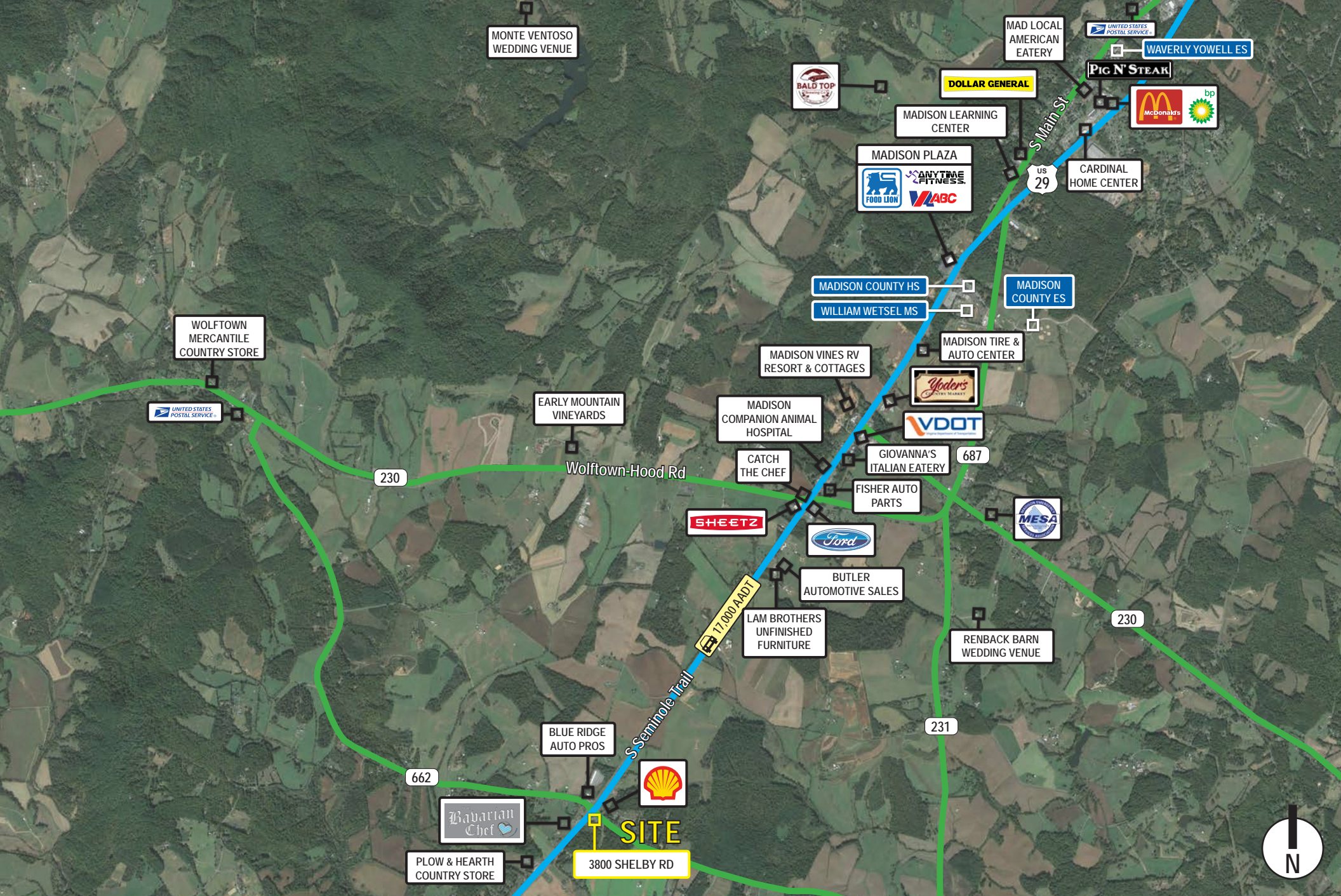
Shelby Rd

S Seminole Trail

17,000 AADT

US  
29







# Interested? Contact:

## Trey Blankinship


 [tblankinship@segallgroup.com](mailto:tblankinship@segallgroup.com)


 804.336.2501

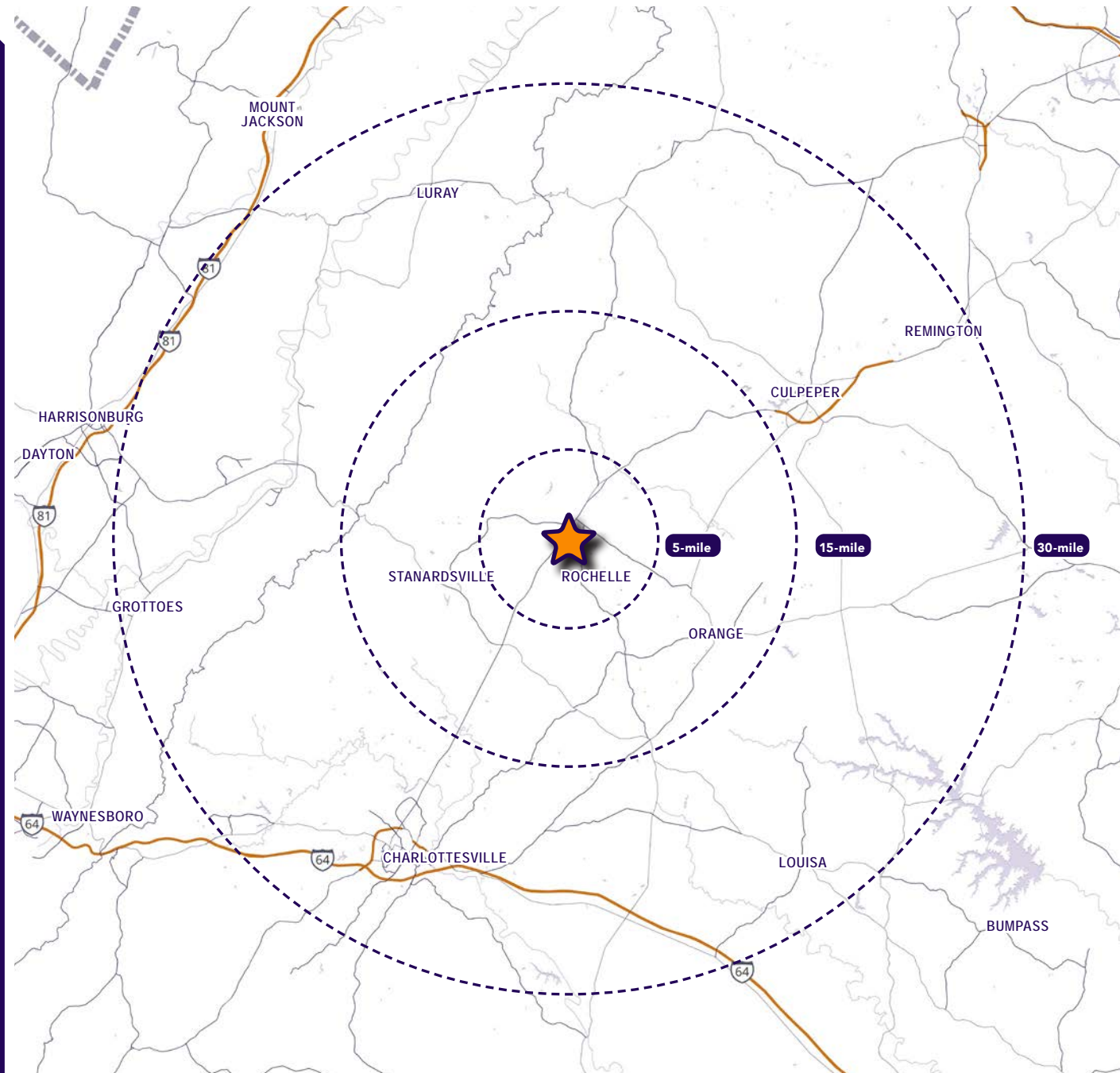
 804.516.1205

## Jamie Lanham

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