

FOR SALE OR LEASE

Available Immediately



3800 Shelby Road

Rochelle, VA 22738

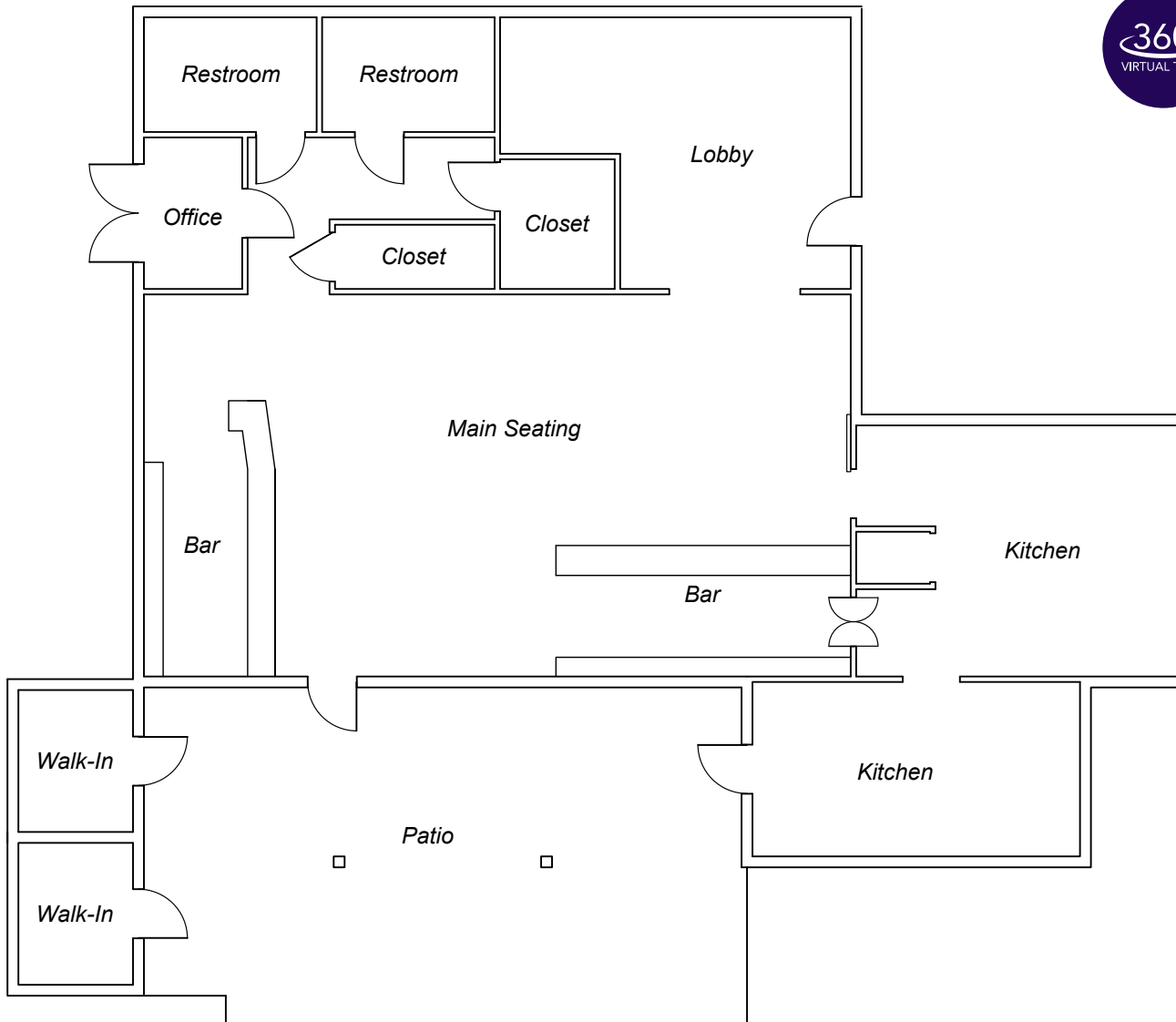
Overview

Highly visible 1.35-acre lot with existing restaurant space/event center/ catering venue, available for sale or 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.

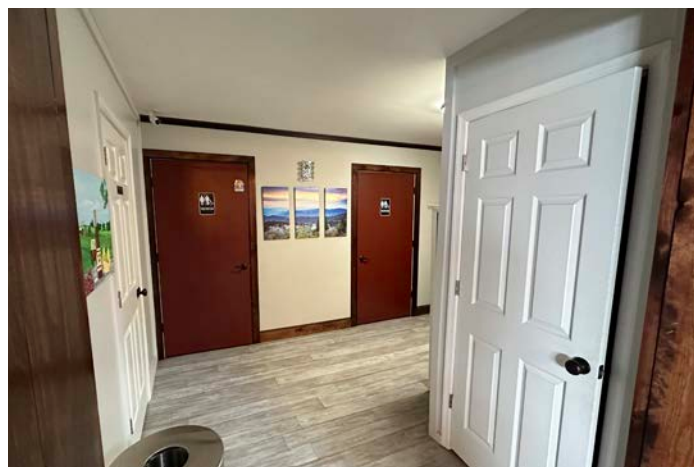
Quick Facts

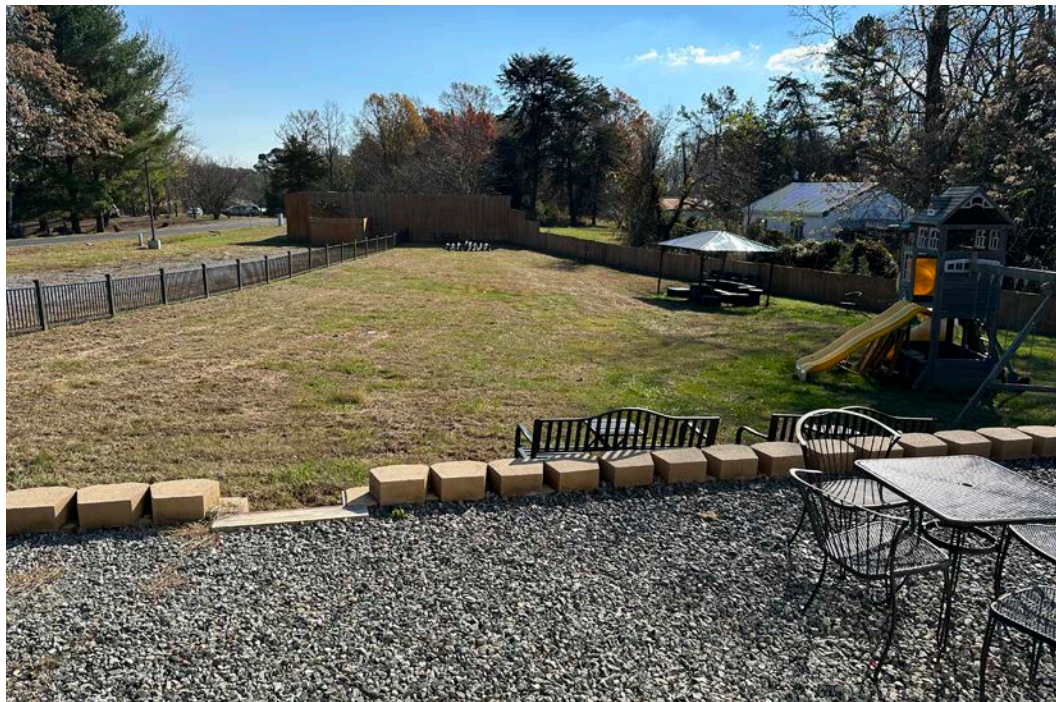
Availability	Immediate
Size	Lease: $\pm$ 1.35 Acres; 2,000 Square Feet Sale: $\pm$ 1.35 Acres - 3.44 Acres
Rental Rate	TBD
Net Charges	TBD
Zoning	A-1: Agricultural; B-1: Business, General
Parking Spaces	40
Seats	40

2022 Demographics	5 miles	15 miles	30 miles
 POPULATION	4,440	62,001	384,126
 HOUSEHOLDS	1,716	23,375	147,847
 AVG. HH INCOME	\$84,765	\$94,602	\$105,000
 DAYTIME POPULATION	1,322	14,491	130,962
 TRAFFIC COUNT	14,000 AADT (S Seminole Trail)		

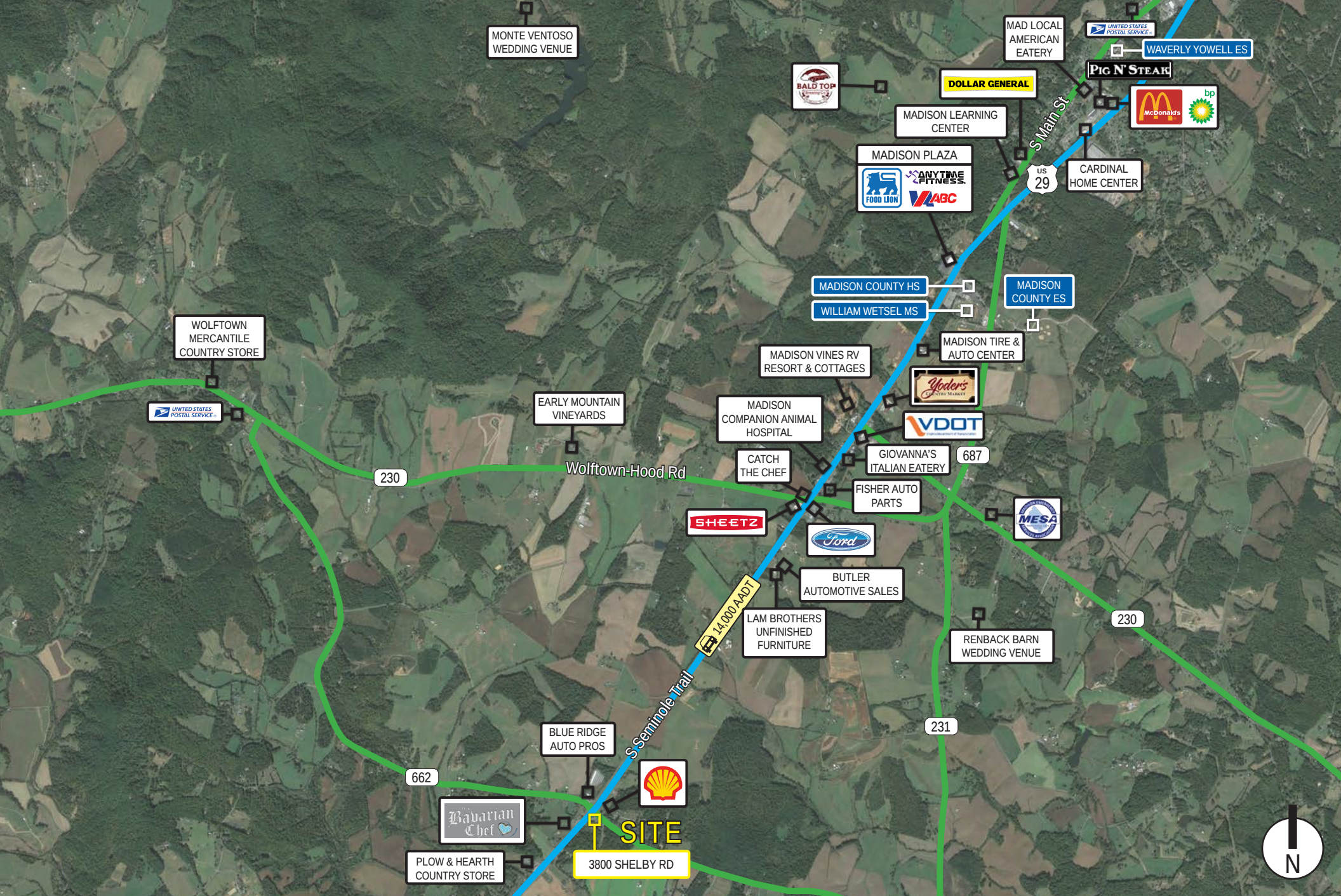


EQUIPMENT LIST		
Quantity	Item	Model/Manufacturer
1	Range - 24" 4 burner	ATO-4B
1	Charbroiler - 24" Countertop	ATRC-24
1	Refrigerated Base - Shorty	MGF8450GR
1	Griddle - Heavy Duty, Gas	Garland - GTGG24-G24M
1	Mega Top Sandwich / Salad Prep Refrigerator	MSF8307GR
1	Fryer - Gas	Dean - SR142G
2	Oven - 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









Interested? Contact:

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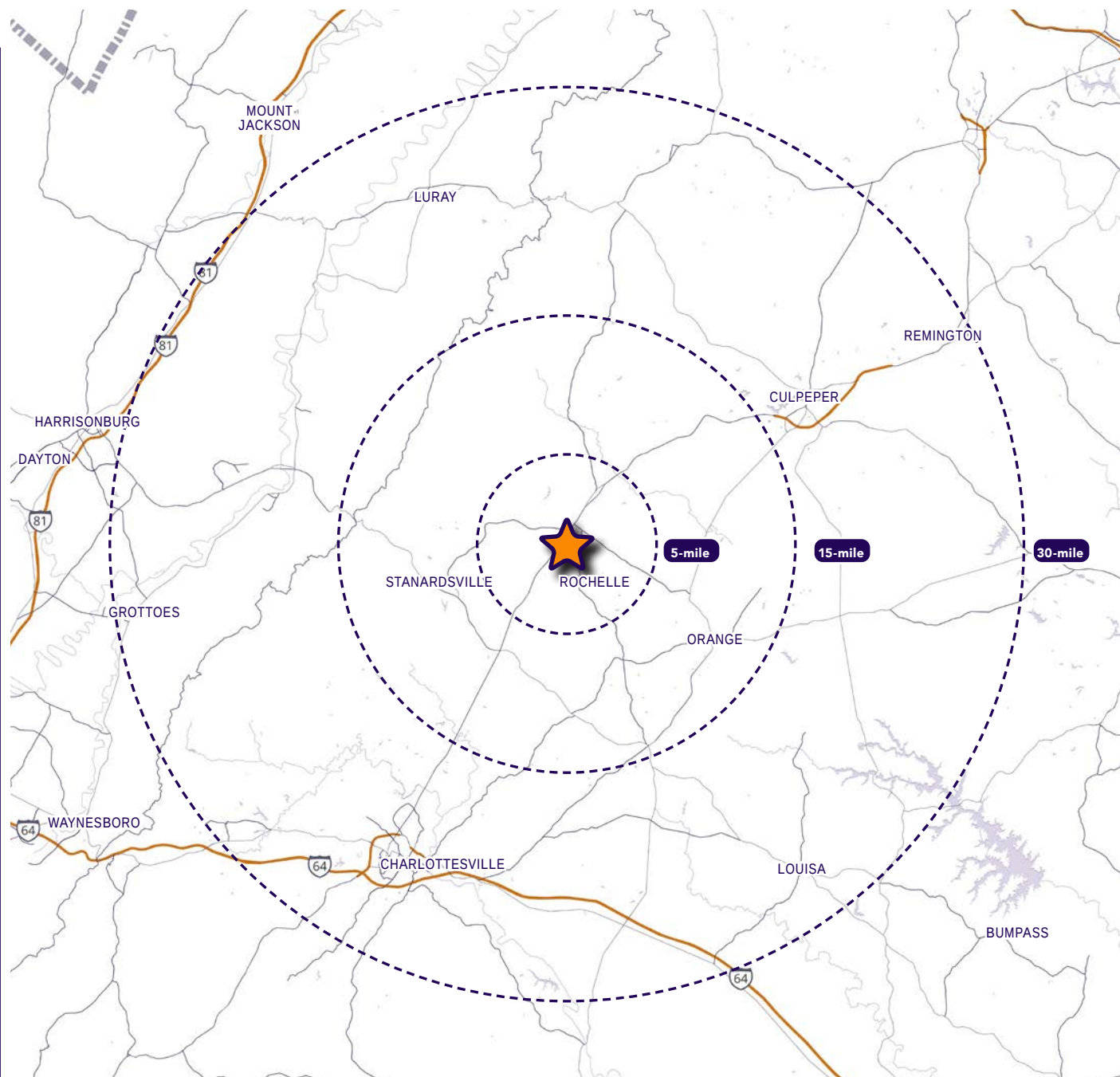
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