



FREESTANDING BAR/RESTAURANT

280 VALLEY STREET | SCOTTSVILLE, VIRGINIA 24590

FOR
SALE



**TURN-KEY
RESTAURANT
READY!**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,856 SF $\pm$ bar/restaurant situated on .4 acres $\pm$
- Turn-key restaurant ready, featuring a commercial-grade kitchen infrastructure, a full bar setup, and banquet capabilities
- High ceilings, expansive original-style storefront windows, and historic wood detailing provide an authentic “Old World” charm that is highly sought after for hospitality and retail brands
- Rare downtown patio dining space and a dedicated side/rear lot that allows for private parking or expanded outdoor events
- The building is ADA-compliant and features upgraded building systems
- Situated at the prominent intersection of Valley Street and West Main, ensuring maximum visibility for any business venture
- Located only 20 minutes south of Charlottesville, making it an ideal destination for UVA-related events, weddings, and weekend escapes
- Boasts a perfect “Main Street” feel, surrounded by established local anchors like the James River Brewing Co. and Victory Hall Theater
- Just blocks from the James River, capturing the massive seasonal influx of thousands of tourists visiting for tubing, fishing, and the local Farmers Market

BUILDING SIZE:

3,856 SF $\pm$

LOT SIZE:

0.40 ACRES $\pm$

SALE PRICE:

\$1,500,000



PATIO SEATING
AMPLE ON-SITE PARKING

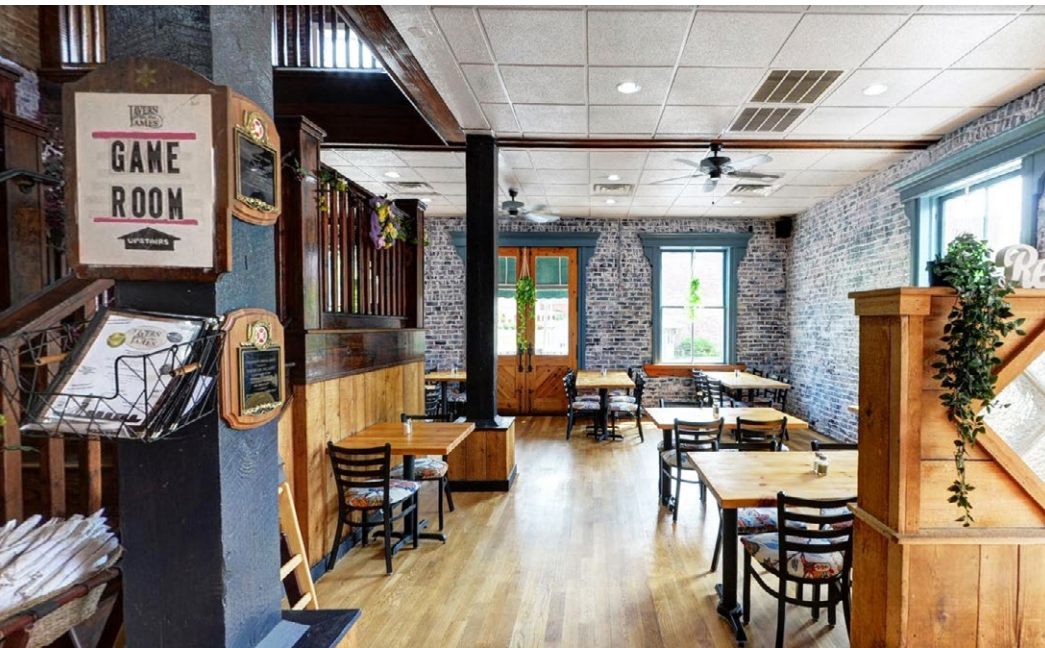
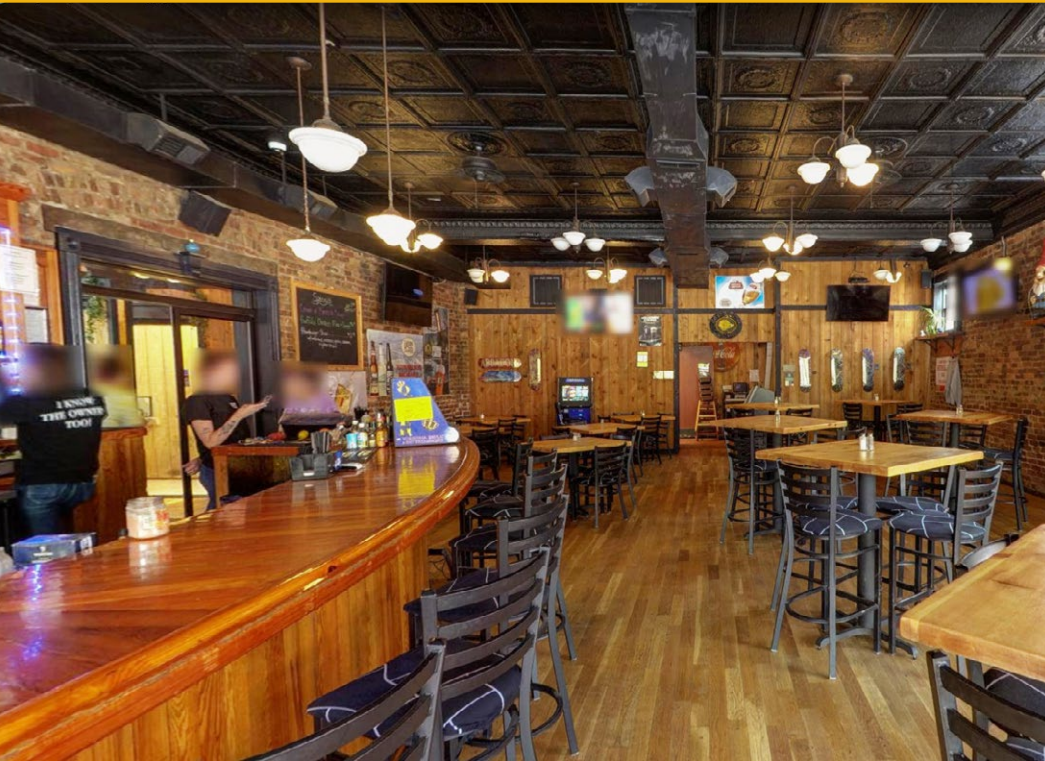


VALLEY ST

W MAIN ST



INTERIOR PHOTOS



LOCAL BIRDSEYE



JAMES RIVER

SCOTTVILLE MUSEUM

M MARATHON

MAIN ST

EXXON

BAKED on the James

SITE

20

VALLEY ST

SCOTTVILLE PAVILION

VICTORY HALL

AMICIS ITALIAN BISTRO

W MAIN ST

HARRISON ST

BIRD ST



SCOTTSVILLE TRADE AREA

Scottsville Shopping Center

THE MARKET
SUBWAY
FOOD LION TRUIST
H&R BLOCK ABC

DOLLAR
GENERAL

20

VALLEY ST

SCOTTSVILLE
LAKE



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

JEFFERSON-MADISON
REGIONAL LIBRARY

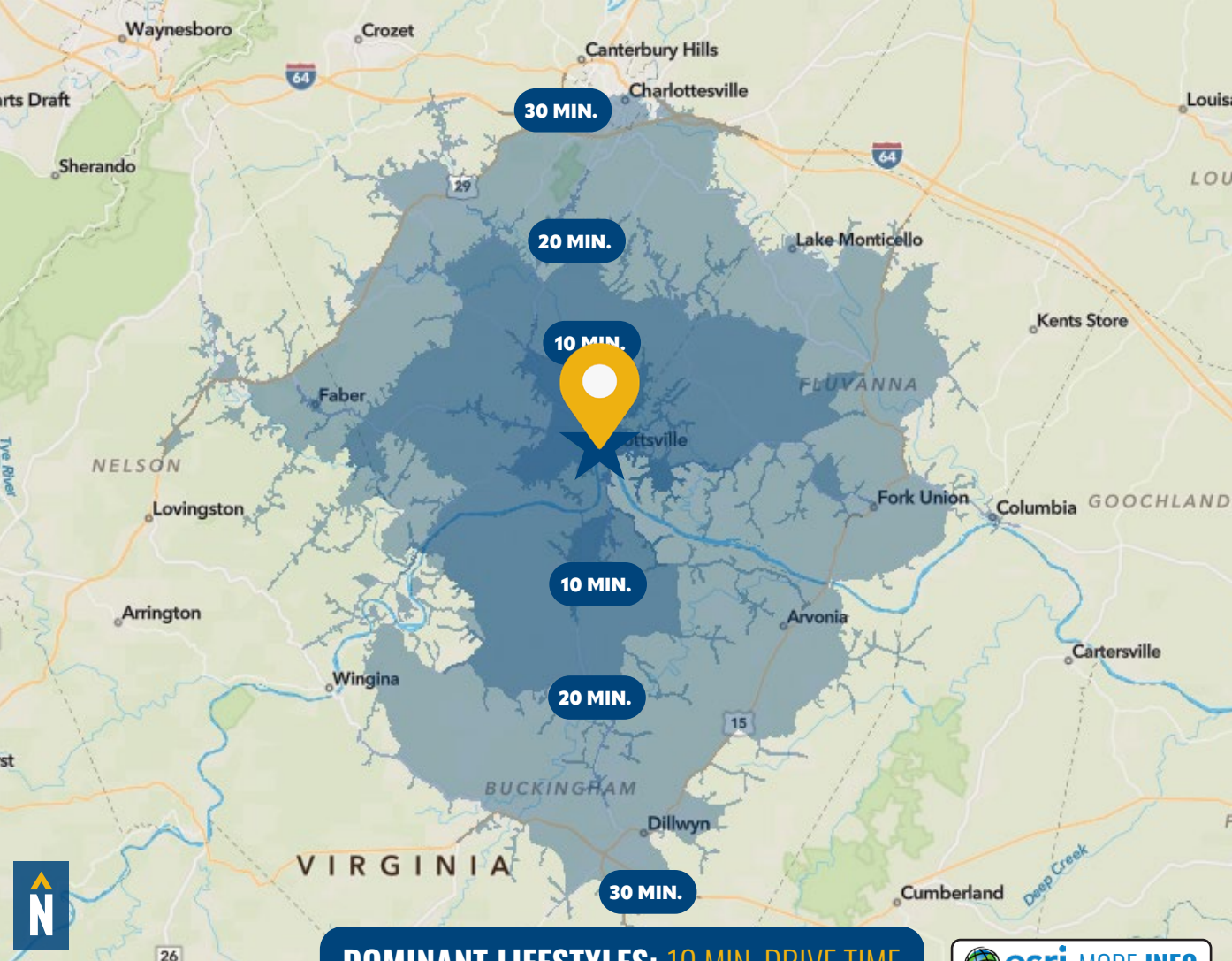
SITE

JAMES RIVER

DOWNTOWN SCOTTSVILLE:

- 1 TENACITY TATTOO
- 2 JAMES RIVER BREWING CO.
- 3 RED ROSE PUB
- 4 SCOTTSVILLE SUPPLY COMPANY
- 5 BAINE'S BOOKS & COFFEE
- 6 BEIJING KITCHEN
- 7 AMICI'S ITALIAN BISTRO
- 8 BAKED ON THE JAMES





DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME [esri MORE INFO](#)

46% **LOYAL LOCALS**



MEDIAN
AGE: 46.4
HH INCOME: \$77,226

These residents are predominantly aged 65 and above, and many are widowed or married without children living at home. They often visit large retail establishments for food and home supplies.

17% **ROOTED RURAL**



MEDIAN
AGE: 46.9
HH INCOME: \$61,776

These residents often live in stable rural communities where single-family homes are common. They tend to shop at discount and hardware stores, and also purchase tools for home improvement and auto repairs.

13% **SCENIC BYWAYS**



MEDIAN
AGE: 43.7
HH INCOME: \$48,428

Many residents are approaching retirement or are retired. Consumers tend to shop at nearby convenience, discount and hardware stores. They favor American brands for both work needs and leisure.

DEMOGRAPHICS

2025



RESIDENTIAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



SAM ORR

EXECUTIVE VICE PRESIDENT

202.345.8394

SAM.ORR@mackenziecommercial.com



BRIAN THOMAS

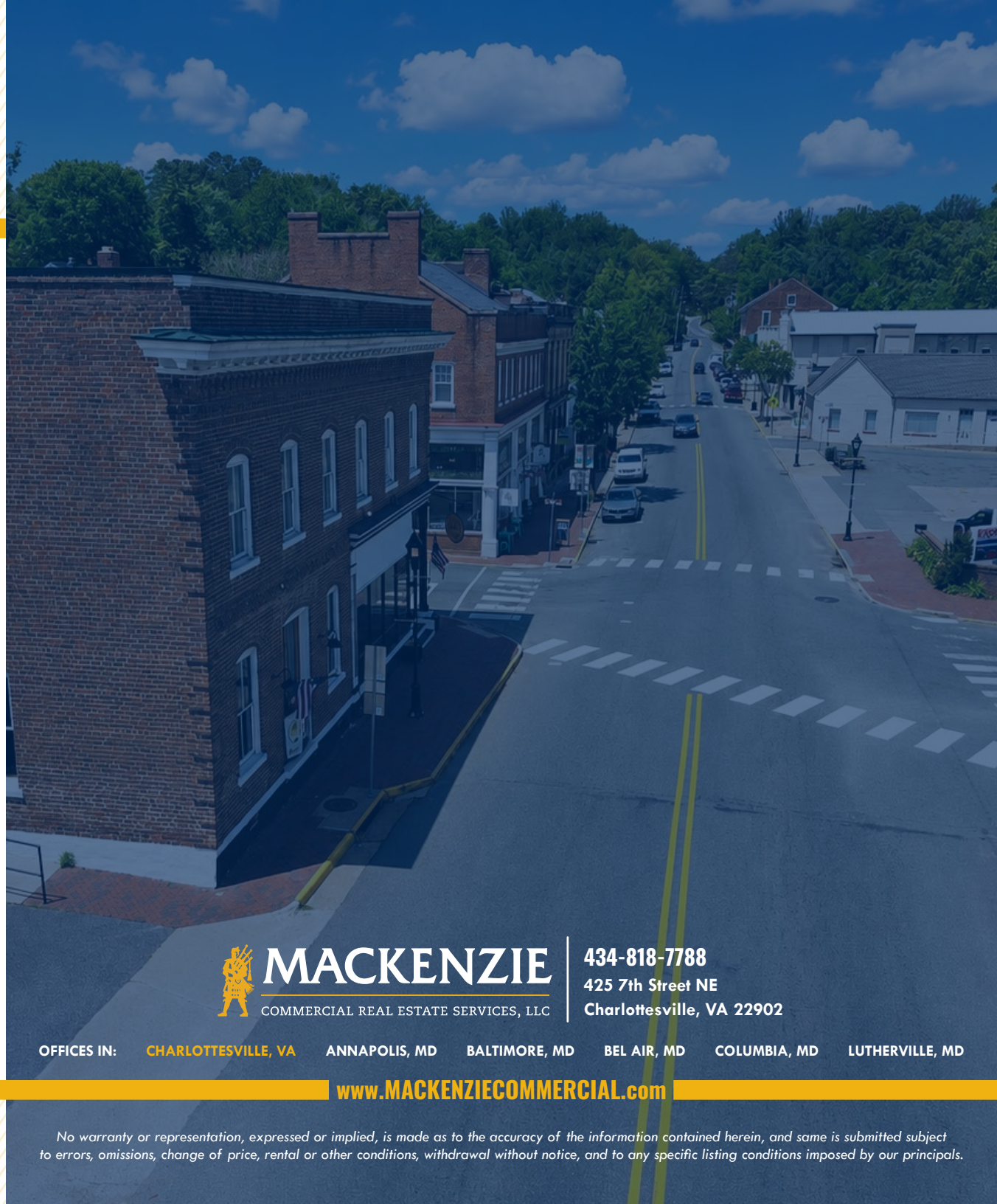
REAL ESTATE ADVISOR

202.734.9726

BTHOMAS@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

434-818-7788

425 7th Street NE

Charlottesville, VA 22902

OFFICES IN: **CHARLOTTESVILLE, VA** ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.