

FOR SALE

**325 Queen Street
Tappahannock, VA 22560**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- Redevelopment Opportunity in Tappahannock, VA
- Corner location with traffic counts of 21,000 ADT on Route 17 and 13,000 ADT on Route 360
- Zoned CC-1 which allows for most general business uses such as convenience stores, banks, restaurants, car wash, fuel sales, and more
- Located in a State Opportunity Zone
- Two tax parcels totaling 0.28 ac
- Sale Price: \$485,000

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	3,034	5,521	14,155
AVERAGE HH INCOME	\$74,725	\$79,425	\$83,557
DAYTIME EMPLOYEES	2,469	3,305	5,691

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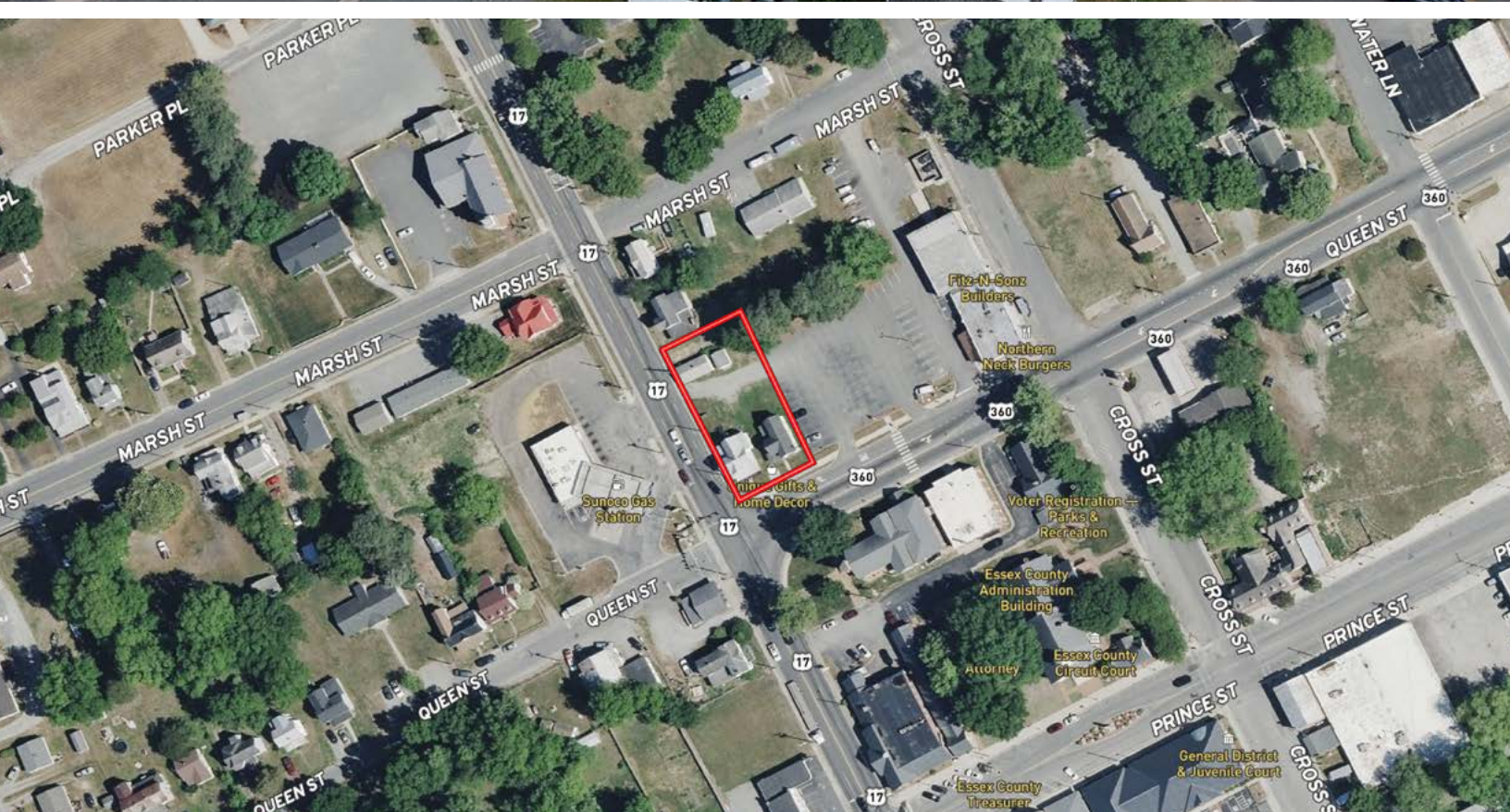
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Tappahannock offers small-town charm, a strong local business community, and a strategic location serving Virginia's Northern Neck and Middle Peninsula.

Essex High School

Rappahannock River



VCU Health Urgent Care

Hobbs Hole Golf Course

