



**COLDWELL BANKER
COMMERCIAL**

**BROOKS
REAL ESTATE**

Center Street Grill

5101 Center Street

Williamsburg, VA 23188



COLDWELL BANKER
COMMERCIAL

BROOKS
REAL ESTATE

Asking Price: \$880,000



Executive Summary

Center Street Grill

- Restaurant in New Town, Williamsburg, Virginia. The location is a staple in the local market. One of the first restaurants to open in New Town.
- Excellent location, known for the superior food and service.
- Access to college labor force.
- Well known restaurant for Excellent Service & Food.
- Walkability for Residents, Business, and Shoppers.
- Indoor & Outdoor Dining Facilities.
- Full Bar & Dining Room.
- Turn Key Business

*All information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies. Annualized Operating Data represents pro-forma results for the year 2021 based on aggregated financial reports from ownership.

Executive Summary

Center Street Grill: Proforma

PROPERTY SUMMARY

Price	\$880,000.00
Building Size	4200 SF +/-
Annual Net Cash Flow	\$247, 027
Year Built	2006
Type	Restaurant

ANNUALIZED OPERATING DATA*

Income	\$780,000
Expenses	\$532, 973

Net Operating Income \$247, 027

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Demographics Overview(1 mile radius)

Center Street Grill

PROPERTY Overview

Total Population	4453
Total Adult Population	3568
Median Age	38.6
Total Households	1586

PROPERTY Overview

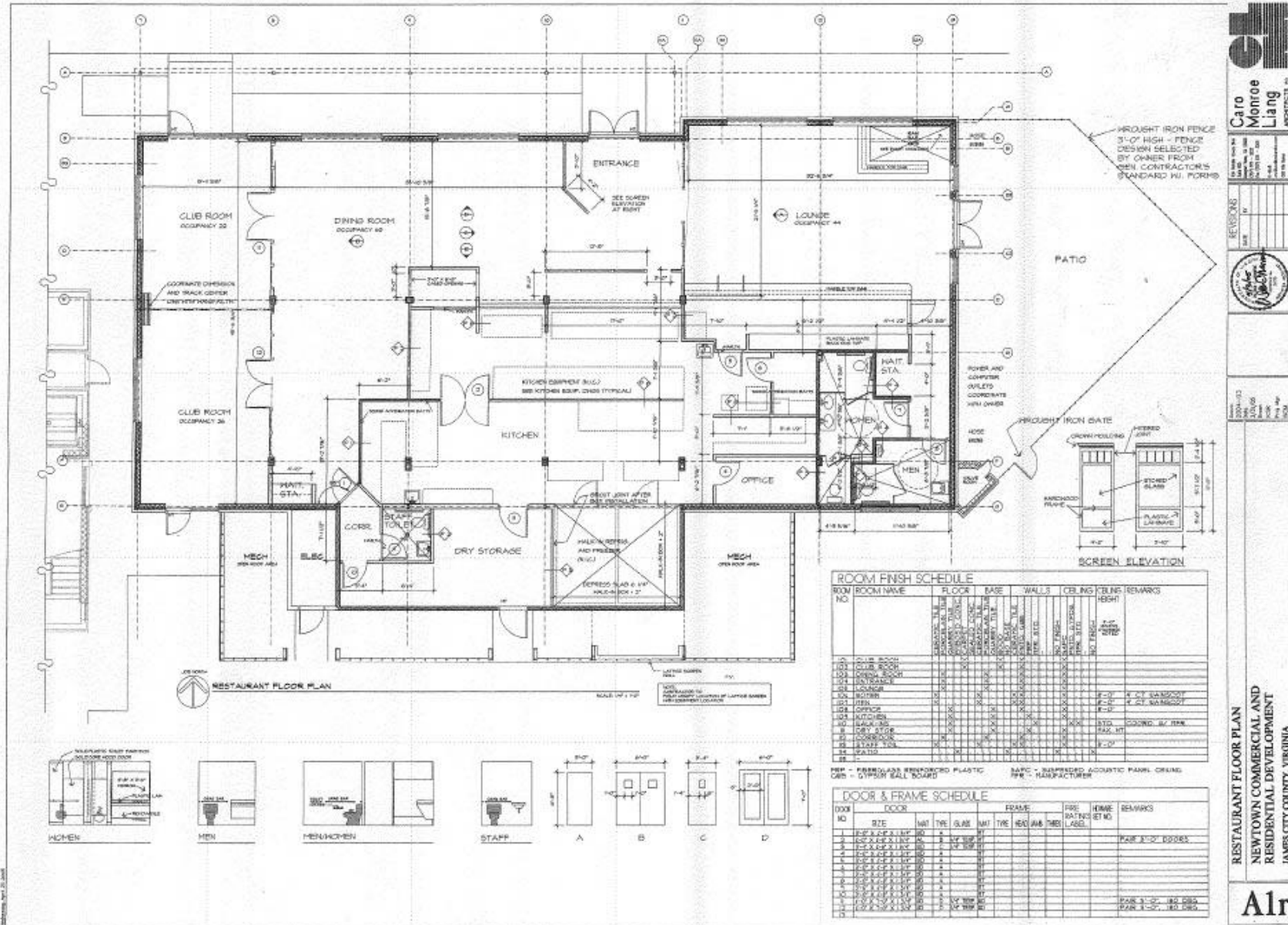
Average Household Income	\$106, 296
Total Workers	1731
Projected Households(5 years)	1744

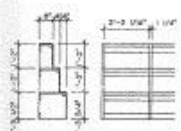
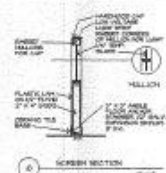
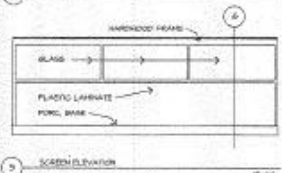
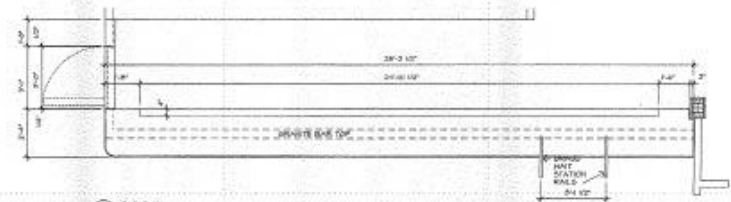
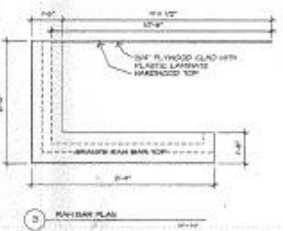
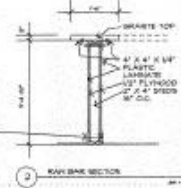
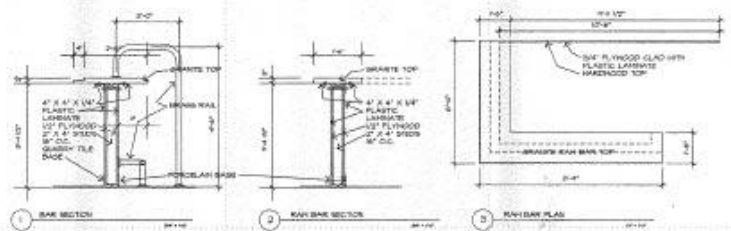
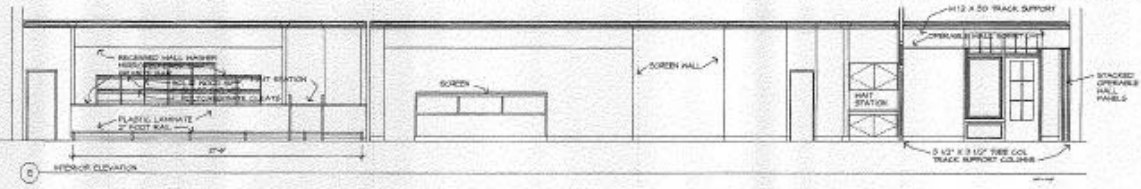
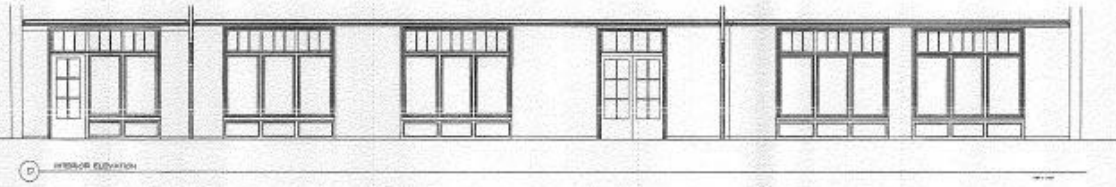
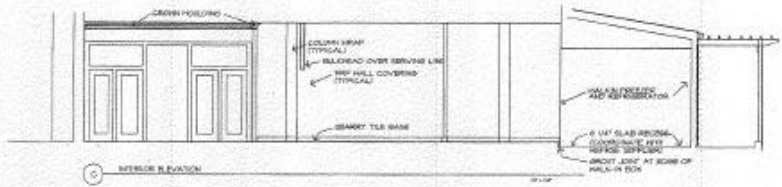
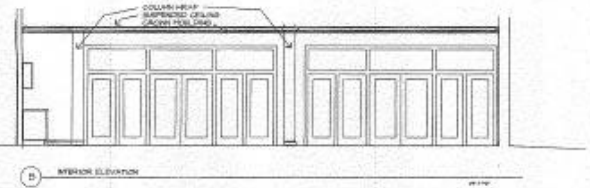
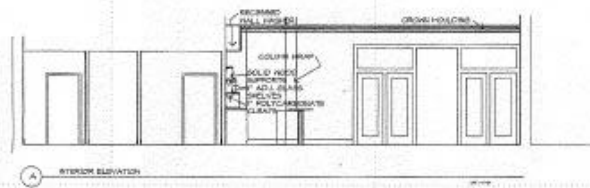
**** Full Demographics available upon request.**







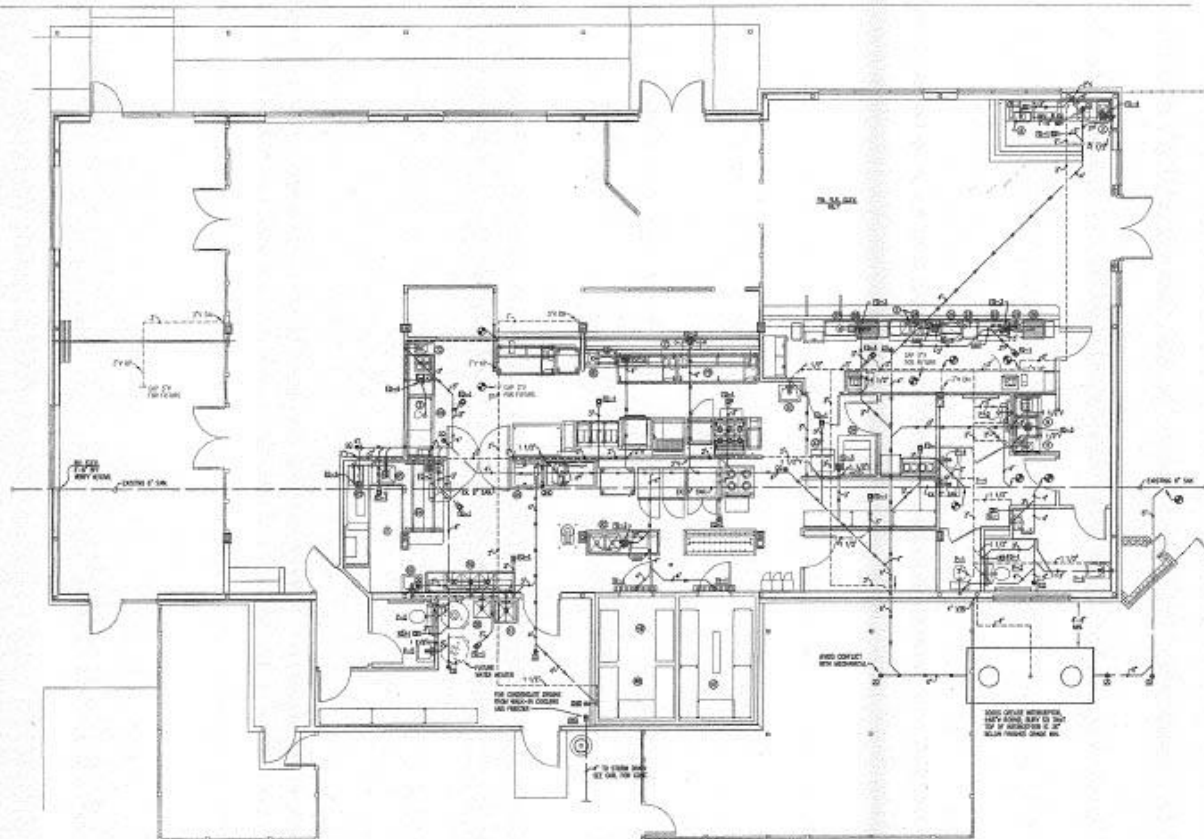




Caro Monroe Liang
ARCHITECTS PC

RESTAURANT INTERIOR ELEVATIONS
NEWTOWN COMMERCIAL AND
RESIDENTIAL DEVELOPMENT
JAMES CITY COUNTY, VIRGINIA

A2r



FLOOR PLAN - WASTE AND VENT
DATE: 07-1-17

PLUMBING CONSTRUCTION NOTES

1. REFER TO ARCHITECT'S SPECIFICATIONS & EXAMINED FOR DESCRIPTION AND LOCATION OF GASEANAL AND OTHER EQUIPMENT. ALSO REFER TO VENTING EQUIPMENT NOTES & EXAMINED FOR LAYOUT DIMENSIONS.
2. THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE (IPC) AND THE NATIONAL PLUMBING CODE (NPC).
3. THE VENTING EQUIPMENT SUPPLIER SHALL SET EQUIPMENT IN PLACE AND THE CONTRACTOR SHALL VERIFY THE EQUIPMENT IS PROPERLY INSTALLED AND OPERATING. THE CONTRACTOR SHALL VERIFY THE EQUIPMENT IS PROPERLY INSTALLED AND OPERATING.
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PLAN NOTES

1. SEE NOTE 1.
2. SEE NOTE 2.
3. SEE NOTE 3.
4. SEE NOTE 4.
5. SEE NOTE 5.
6. SEE NOTE 6.
7. SEE NOTE 7.
8. SEE NOTE 8.
9. SEE NOTE 9.
10. SEE NOTE 10.
11. SEE NOTE 11.
12. SEE NOTE 12.

PLUMBING FIXTURE SCHEDULE									
PLANT	FIXTURE	TYPE	SIZE	DATE	BY	REMARKS	DATE	BY	REMARKS
P-1	WATER SINK	1/2"	2"	1/2"	2"	WATER SINK, 1/2" x 2"			
P-2	WATER SINK	1/2"	2"	1/2"	2"	WATER SINK, 1/2" x 2"			
P-3	WATER SINK	1/2"	2"	1/2"	2"	WATER SINK, 1/2" x 2"			
P-4	WATER SINK	1/2"	2"	1/2"	2"	WATER SINK, 1/2" x 2"			
P-5	WATER SINK	1/2"	2"	1/2"	2"	WATER SINK, 1/2" x 2"			
P-6	WATER SINK	1/2"	2"	1/2"	2"	WATER SINK, 1/2" x 2"			
P-7	WATER SINK	1/2"	2"	1/2"	2"	WATER SINK, 1/2" x 2"			
P-8	WATER SINK	1/2"	2"	1/2"	2"	WATER SINK, 1/2" x 2"			
P-9	WATER SINK	1/2"	2"	1/2"	2"	WATER SINK, 1/2" x 2"			
P-10	WATER SINK	1/2"	2"	1/2"	2"	WATER SINK, 1/2" x 2"			

PLUMBING LEGEND

- 1. 1/2" WASTE
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SRP

SIMMONS,
ROCKECHARLIE
AND PRINCE, INC.

CONSULTING MECHANICAL
AND ELECTRICAL ENGINEERS

ONE CHANDLER AVENUE
ROCKFORD, IL 60087
PHONE: (815) 398-1000
FAX: (815) 398-1001
WWW.SRP-INC.COM

DESIGNED BY: SRP
CHECKED BY: SRP
DATE: 07-1-17

JOB NAME:
CENTER STREET
GRILLE

NEW TOWN

JAMES CITY
COUNTY
VIRGINIA

WORKING TITLE:
FLOOR PLAN -
WASTE AND VENT,
LEGEND, SCHEDULE
AND NOTES

REVISIONS:

NO. DATE DESCRIPTION

1. 07-1-17 ISSUED FOR PERMITTING

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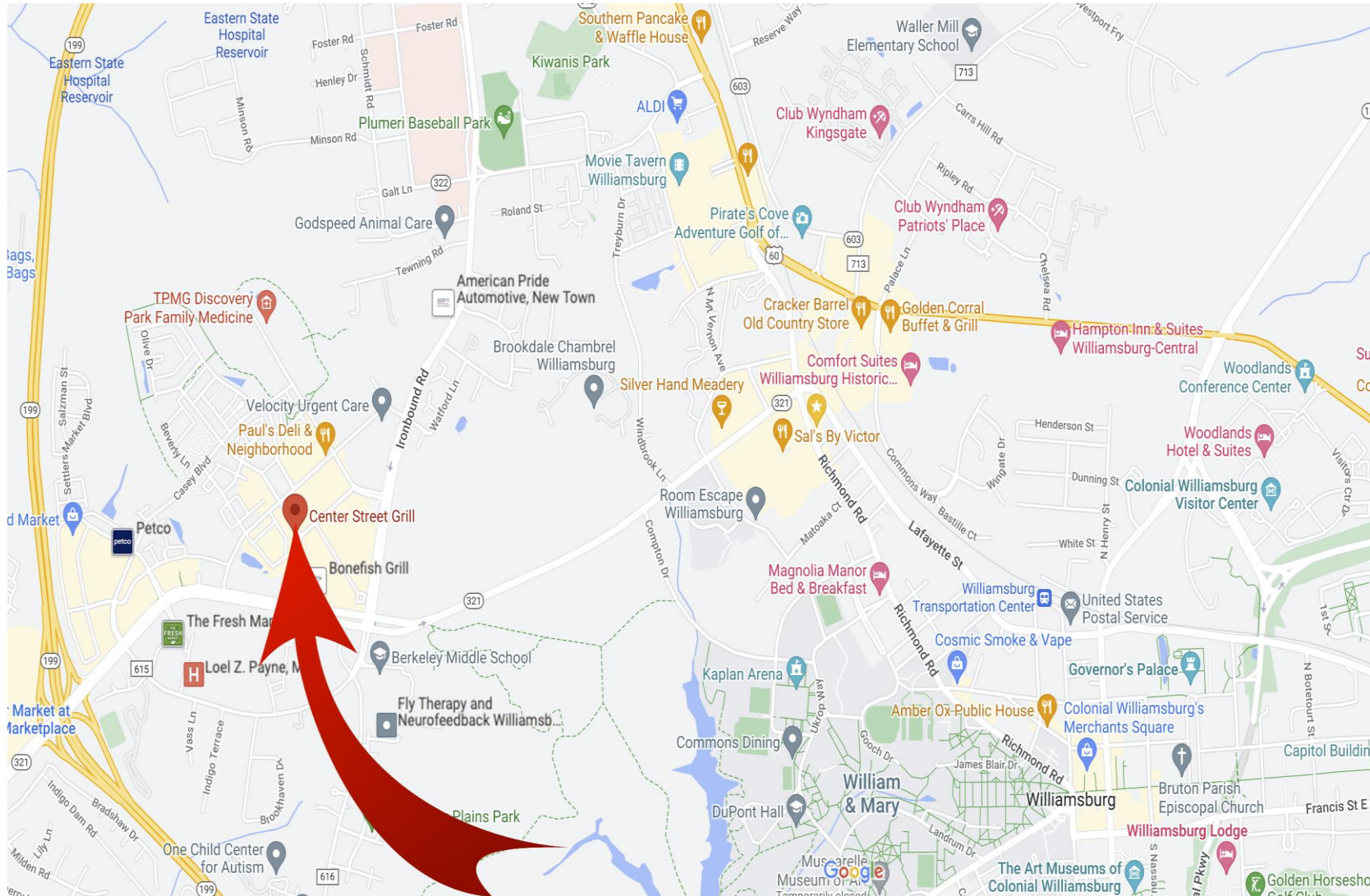
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Location Overview

Northside Plaza



- Heart of New Town
- Colonial Williamsburg
- College of William & Mary
- Easy Access to Rt. 199
- Jamestown
- Business District

*All information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Exclusively Listed by



COLDWELL BANKER COMMERCIAL

BROOKS REAL ESTATE



John Wilson

Broker

Coldwell Banker Commercial/BRE

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