



FREEESTANDING 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 ± bar/restaurant situated on .4 acres ±
- 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 Brewery 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



PATIO SEATING
AMPLE ON-SITE PARKING

BUILDING SIZE:

3,856 SF ±

LOT SIZE:

0.40 ACRES ±

SALE PRICE:

\$1,500,000



GOOGLE STREET VIEW



AERIAL

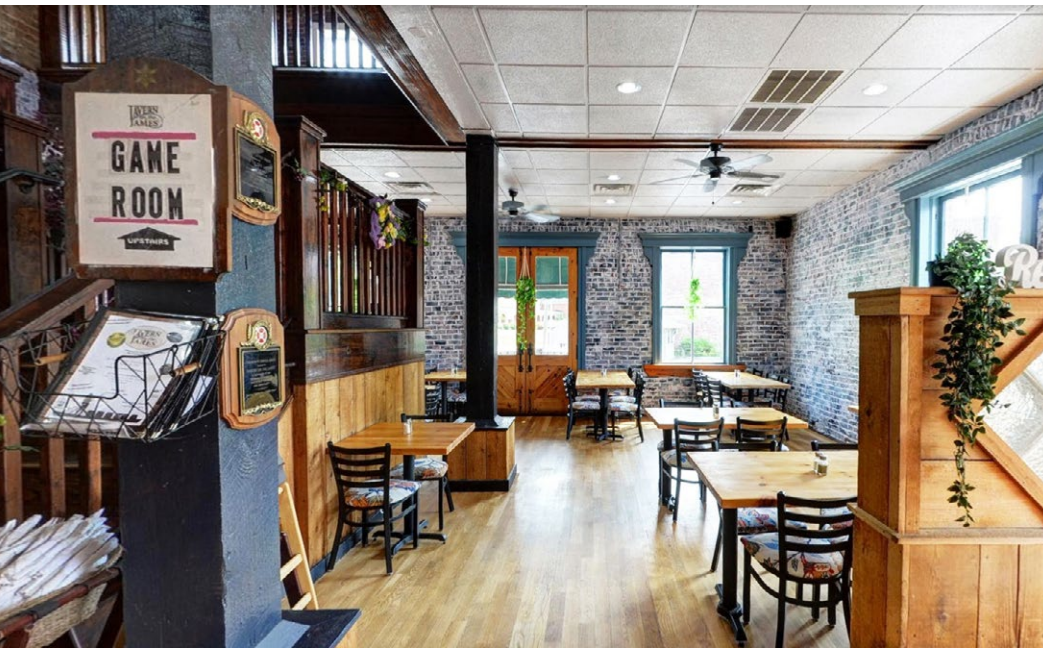


VALLEY ST

W MAIN ST



INTERIOR PHOTOS



LOCAL BIRDSEYE



JAMES RIVER

SCOTTVILLE MUSEUM

MARATHON

MAIN ST

JACKSON 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



DOLLAR GENERAL

20

VALLEY ST

SCOTTSVILLE LAKE



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

JEFFERSON-MADISON REGIONAL LIBRARY

SITE

JAMES RIVER

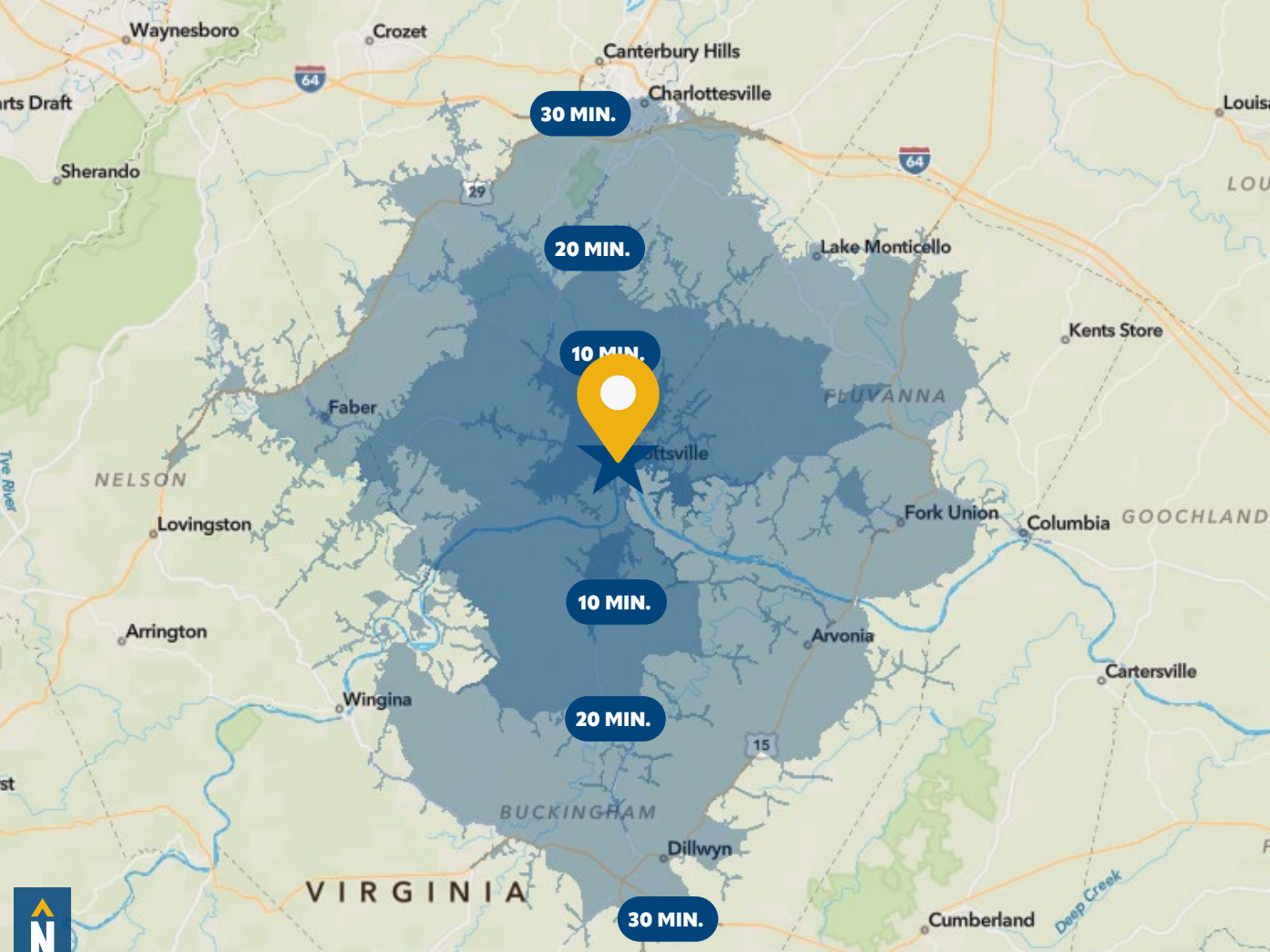
DOWNTOWN SCOTTSVILLE:

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



DEMOGRAPHICS

2025



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% 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.

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.



RESIDENTIAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



[FULL DEMOS REPORT](#)

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