

## **Stony Point Market – A great opportunity!**

After 10 fun years of family ownership, we are ready to pursue new challenges and hope to find a new owner who is interested in taking this cool, community-supported business to its next level!

Located in Albemarle County (Stony Point) VA, the store has been in operation since the 1930's and is uniquely situated on commercial property between Barboursville and Charlottesville. Fully remodeled in 2005, you can now order breakfast, lunch and dinner for dine-in or take-out (along with your favorite beverage). It also has parking for 20+ vehicles and great road frontage on Route 20, a busy thoroughfare which catches commuters and tourists alike. Over the years, we have added a number of enhancements. A new side door provides access to two large, covered decks and shed for additional storage. The decks and big yard are great for casual outdoor dining as well as hosting crowds that come for the Friday night bluegrass music! We also have a historical marker and a community-made LOVE sign.

On a personal note, our children grew up working at the store where they learned many valuable life lessons including customer service, reliability, cooking, cleaning, the value of a dollar... basically all of the hard work it takes to own and operate a small business. These experiences will hopefully serve them well as they venture out into the real world. We would love to find another family who could experience these same things together! We will be happy to train any new owner, if desired. We also have a great relationship with all current suppliers/vendors.

### ***Other Stony Point Market features:***

Our address is 4370 Stony Point Rd, Barboursville, VA 22923

[www.instagram.com/stonypointmarket](http://www.instagram.com/stonypointmarket) and [www.facebook.com/thestonypointmarket](http://www.facebook.com/thestonypointmarket)

We are open 6 days a week for breakfast, lunch and dinner: Mon-Thurs from 7a-7p, Fridays 7a til music ends and Saturdays 8a-7p. There would be an immediate opportunity to increase revenues if new owner opens on Sundays or features dinner by staying open later in the evenings.

This is a Class A country store on .619 acres of commercially zoned property. The lack of commercial property in the area is a key barrier to competition, especially from franchise stores.

### **Neighborhood highlights:**

- Approx 10 miles north of Charlottesville, 5 miles south of Barboursville and within 12 miles of Ruckersville and Gordonsville
- Near historic points of interest including: Montpelier a National Historic site and James Madison's home, Gov James Barbour's home and Montebello the birthplace of Zachary Taylor.
- Vineyards, cidery, theatre, bed and breakfasts and art gallery within a 5 mile radius:
  - Barboursville, Horton, Burnley, Reynard Florence, Chestnut Oak Vineyards and Castle Hill Cidery
  - Barboursville Play House / Four County Players
  - Nichols Art Gallery
- Stony Point Volunteer Fire Department is 1 mile from store (safety + business for store).
- Stony Point Elementary School is 1 mile from store.
- Established **Friday Night Bluegrass Music** scene. This is a year-round event and 'open mic' set up which attracts musicians from all over!

### **Interior highlights:**

- Completely remodeled (2005) by local craftsman/restoration specialist Biery Davis (Burnley Restorations). Among other enhancements were a new foundation and colored cement floor, new interior wood paneling and exterior, fire resistant HardiePlank siding.
- 1210 sq ft which can be expanded to 4000 sq ft. New owner could petition county for even more space, if desired.
- Large wooden bar/lunch counter.
- ABC On/Off (currently licensed for beer and wine, transferable to new owner)
- New video surveillance and security system (2021) with convenient app for phone monitoring.
- Upgraded exhaust and fire suppression system (2014), fully up to code.
- Large grill, slicer and deep fry
- Extensive water filtration system
- Substantial refrigerator/freezer space
- Stainless steel commercial grade kitchen sink
- Large ice maker (can sell your own bagged ice)
- Restroom

### **Exterior highlights:**

- Outside patio, two new large decks under roof (2021) and a great open grassy area for kids (and musicians) to play, all safely set back from Route 20.
- Large parking lot with overflow parking in grassy areas.
- Professionally installed "Stony Point Market" sign with high visibility to commuters and tourists.
- New large shed for additional storage.
- State historical marker and community-made LOVE sign (both registered tourist attractions).
- Septic system inspected and cleaned (2021) and rated higher than required.
- New owner could install tanks to offer gas/diesel if desired.