

MLS #: C120789A (Active) List Price: \$1,259,184 (1 Hits)

631 N Main Street KILMARNOCK, VA 22482



Current Use: Professional Service
Restrooms: 4
SqFt +/-: 3320
Parking: 0-10 Spaces
Year Built: 1976

Unit #:
Subdivision or Area: Kilmarnock
County: Lancaster
Waterfront Type:
River:
Creek:
Zoning: C1

Water Frontage (Feet +/-) :**Water View (Wide Long Limited):****Legal Description:** HAWTHORNE COMMONS 1.140 AC**Acreage/Lot Size +/-:** 1.14**Location:** Central Business District, Freestanding**Deed Book/Page or Instrument #:** LR 2020 0000815**Tax Map #:** 23 65H**Taxes:** 4500.00**Street Surface:****Road Frontage ±:****Access:** City Street, Paved Road**Does Not Convey:****Homeowners Assoc:** None**HOA:** No**HOA Membership:****HOA Fee Amount:** \$0**HOA Payment Frequency:****Civic Organization:** No**Civic Organization Membership:****Civic Organization Fee:** \$0.00**Civic Organization Payment:****Foundation:****Plumbing:****Electric Service:****Heat \$ per Month:****Electric \$ per Month:****Water \$ per Month:****Sewer \$ per Month:****Insurance \$ per Month:****Maintenance \$ per Month:****Miscellaneous \$ per Month:****POA Fee per Month:****Annual Expense \$:****Construction:** Brick**Heating System:****Cooling Systems:****Water:** Public**Sewer:** Public Sewer**Roof System:****Floors:****C&I Features:** Partially Fenced**Miscellaneous:** Business Opportunity**Documents on File:** Survey**Financing Types:** Cash, Conventional, 1031 Exchange**Limited Service Provides:**

Public Remarks: High-visibility land and building opportunity on N. Main Street with 12,000+ VPD and flexible C-1 zoning supporting retail, medical, office, and service-based uses. The 3,320 SF building on 1.14 acres offers strong frontage, easy access, and proximity to major anchors including Food Lion, Walmart, CVS, Walgreens, Tractor Supply, McDonald's, Starbucks, and Rappahannock General Hospital. Demographics within 3-10 miles reflect a stable, service-driven population, high homeownership, strong median incomes, and a senior-heavy consumer base ideal for healthcare, financial services, and essential retail. Strategic location along the county's primary commercial corridor provides consistent traffic, short local commutes, and reliable demand drivers.

Directions: From Irvington, Irvington Road towards Kilmarnock. Left James B. Jones Memorial Highway. Left at light on N Main Street. Property on left, in front of Tractor Supply.

Agent Remarks: Property taxes to be confirmed by Purchaser. Existing lease with Bloom & Thrive, call agents for details.

Owner Full Name: Hawthorne Commons KVA LLC**Owner Phone:****Listing Type:** SAER**Limited Service:** No**Possession:** See Remarks**Showing Instructions:** Appointment Only, Call Listing Agent, LA Must Accompany**Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Active Recording Device on Premises:** Yes**Coming Soon End Date:****Listing Office:** Cobblestone Realty (#:345)**Main:** (540) 226-4719**Fax:** (804) 236-0220**Office Email:** pambosmans@gmail.com**Web Address:****Listing Agent:** Kelly Antonio & Alice Riviere (#:43)**Agent Email:** kelly@kellyandalice.com**Contact #:** (703) 727-6767**Web Address:** www.kellyandalice.com**Team Member:** Kelly Antonio (#:32)**Team Email:** 3kwantonio@gmail.com**Team Contact #:** (703) 919-3378**Team Web Address:** www.kellyandalice.com**Team Member:** Alice Riviere (#:27)**Team Email:** alicenriviere@gmail.com**Team Contact #:** (703) 727-6767**Team Web Address:** www.kellyandalice.com

Information Herein is Believed Accurate, but is Not Guaranteed. Facts of Importance Should be Verified by Purchaser.