

Excellent Business Opportunity in the Town of Hillsville, VA 24343

Rental Space is located at the corner of West Stuart Drive (Business 58 & Hwy 221) and South Main Street (Hwy. 52) at 105 West Stuart Drive, Hillsville, VA 24343

In-Store restaurant space with drive –thru available for lease. The restaurant space is located on the left side of our Exxon / C-Store building and consists of approximately 1,000 sq. ft. The restaurant and its patrons have joint usage of the public restrooms with our C-Store.

The town of Hillsville, VA has an estimated population of 3,000 and is the county –seat of Carroll County, VA with a population of almost 30,000 as of 2012 estimate. Hillsville has many festivals and events yearly with the most notable being the Labor Day / Memorial Day Flea markets. Our location is less than a mile west of Carroll County High School and we're the hub of Hillsville's Business & Historical District on Main St.

- Leasing arrangements would include a minimum of three years and would include the following equipment already installed.
 1. 3- Compartment stainless steel sink with splashboards
 2. 4'X5' Walk-in cooler
 3. 4'X5' Walk-in freezer
 4. Hot water heater
 5. 2'X2' Floor mop sink
 6. Corner fireplace unit
 7. 90' wide X 26' deep hood with 3-nozzle fire suppression system that would need a current inspection check before opening.
 8. Built in counter for sales & service
 9. Drive-thru window
 10. Separate front entrance & in-store entrance to restaurant
 11. Outside patio-deck dining for your outside eating enjoyment
- Lease does not include any cooking equipment or seating.
- The lessee will be responsible for insurance, maintenance and taxes as well as paying the monthly rent in advance on the first day of the month. Lessee would be responsible for their own in store phone, electrical bills as well as the purchase of propane (if used) from Clark Gas & Oil Co, Inc.'s Hillsville office. The expenses of water, sewer, and exterminator's monthly visits / charges will be shared at fifty-fifty between the lessee and lessor.

All interested parties with any questions or to get an account application, please contact B. Clark at 1-276-694-4124, by e-mail bclark@clarkgasandoil.com by Fax to 1-276-694-4684, or by mail to Clark Gas & Oil Co., Inc., P.O. Box 31, Stuart, VA 24171, or Dawn Holshouser at E-Z Stop Store #204 at 276-728-0101 or email dawnholshouser@clarkgasandoil.com.

