
HISTORIC FORMER HYMANS DEPARTMENT STORE FOR SALE OR LEASE

411 West Main Street, Waynesboro, VA 22980

Executive Summary



OFFERING SUMMARY

Sale Price: \$229,000

Lease Rate: \$8.00 PSF/ Year

Building Size: 7,326 SF

Zoning: C-B

Utilities: Public Water
Public Sewer

Lot Size: 0.12 Acres



PROPERTY OVERVIEW

The historically significant Hymans Department Store is located in the very heart of downtown Waynesboro. The vast open floor plan, unique mezzanine area, hardwood storefront display windows, built-in showcases, and ADA compliant restroom makes this property perfect for a host of different business plans. Constructed in 1959 primarily of cinder block and concrete this retail store front contains roughly 7326 SF of usable space. The tar and gravel roof is in good condition with no known leaks. Call Listing Agent for additional details.

For More Information:

Logan Zysk
215.740.6416
logan.zysk@cottonwood.com

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Additional Photos



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Additional Photos



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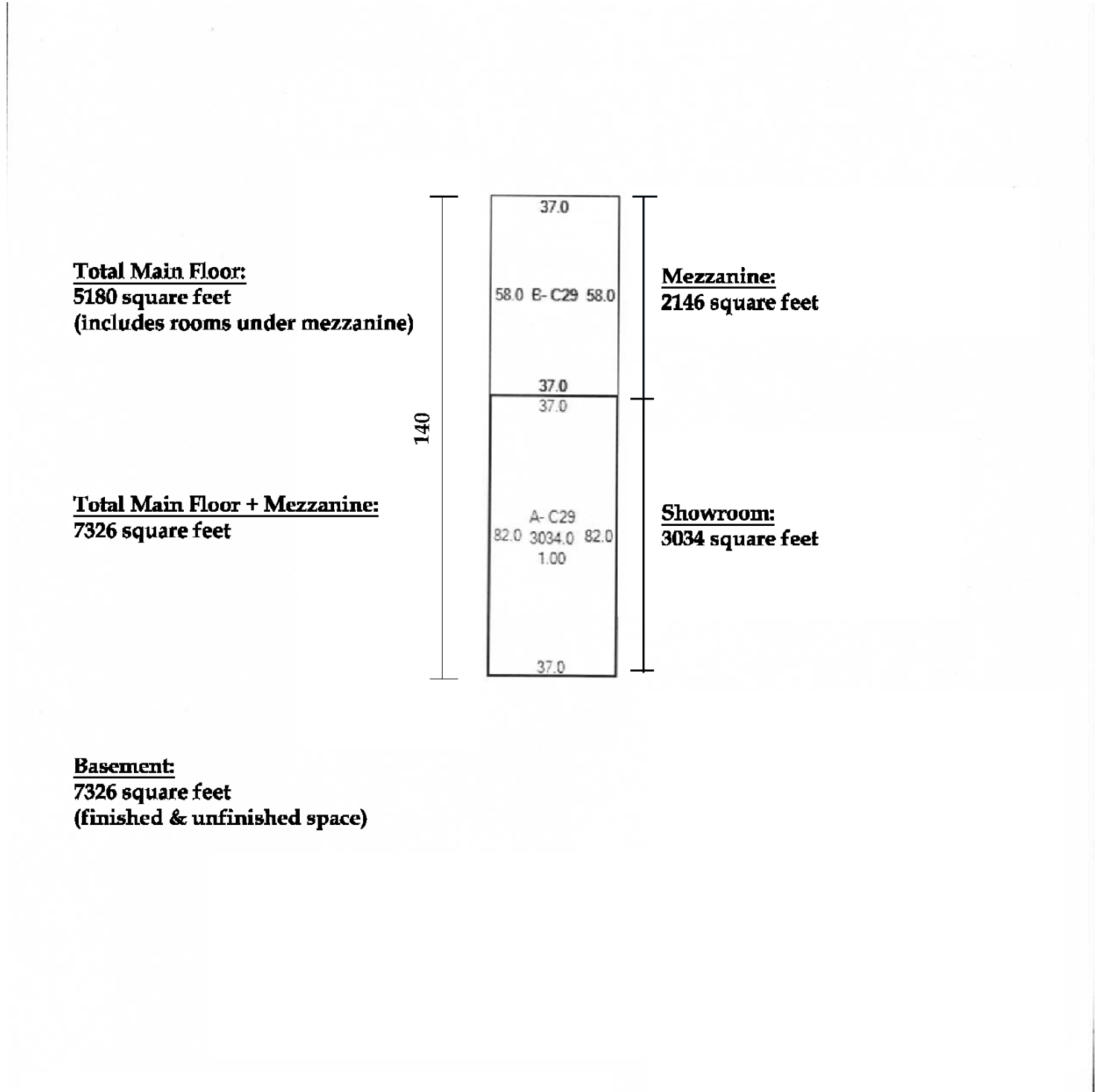
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Floor Plans



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Location Maps



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Virginia Enterprise Zone Grants

GRANT	BENEFIT	ELIGIBILITY REQUIREMENT	APPLICATION FORMS	GRANT TERM
<p>Job Creation Grant</p>	<ul style="list-style-type: none"> Up to \$500/year per net new permanent, full-time position earning at least 175% of the Federal minimum wage with health benefits. Up to \$800/year per net new permanent full-time position earning at least 200% of federal minimum wage with health benefits. 	<p>Creation of at least four net new permanent full-time positions.</p> <p>Net new permanent full-time positions created over the four-job threshold that meet wage and health benefit requirements are eligible.</p> <p>Excludes retail, personal service, or food and beverage positions.</p>	<p>Required application forms:</p> <ul style="list-style-type: none"> EZ-JCG JCG Worksheet W-9 CPA Attestation Report 	<p>Available for a five-consecutive year term for net new permanent full-time positions above the four-job threshold which meet the wage and health benefit requirement</p>
<p style="text-align: center;">State</p> <p>Real Property Investment Grant</p>	<ul style="list-style-type: none"> Up to \$100,000 per building or facility for qualifying real property investments of less than \$5 million. Up to \$200,000 per building or facility for qualifying real property investments of \$5 million or more. 	<ul style="list-style-type: none"> Commercial, industrial, or mixed-use buildings or facilities. For rehabilitation and expansion, at least \$100,000 incurred in qualified real property investments. For new construction, at least \$500,000 incurred in qualified real property investments. 	<p>Required application forms:</p> <ul style="list-style-type: none"> EZ-RPIG Final Certificate of Occupancy/approved Final Building Inspection/or Third Party Inspection Report (if applicable) Mixed-use building form (if applicable) Tenant form (if applicable) Multiple owner form (if applicable). W-9 CPA Attestation Report 	<ul style="list-style-type: none"> Capped per building or facility at a maximum of \$200,000 within a five-consecutive year term. Grants awarded may be subject to pro-ration should requests exceed grant funds allocated.
	<ul style="list-style-type: none"> Job Creation Grant – Effective July 1, 2010, in areas with an unemployment rate that is one and one-half times or more the state average, the business firm will receive \$500 per year for up to five years for each grant eligible position that during such year is paid at least 150% of the federal minimum wage and that is provided with health benefits. 			

Virginia Enterprise Zone Grants

GRANT	BENEFIT	ELIGIBILITY REQUIREMENT	APPLICATION FORMS	GRANT TERM
Local---Properties located in Downtown Sub-Zone				
Job Creation Grant	\$250 per year for three years up to four jobs	Business or non profits locating or expanding into a facility: <ul style="list-style-type: none"> • Vacant for past six months • Received at least \$25,000 in renovation or construction work • A target industry 		Up to four jobs for three years
Sidewalk and Landscaping	Up to \$4,000 or 50% of costs	Must meet or exceed minimum requirements of the City's landscaping ordinance	EDA Landscape grant application form	Subject to annual allotment from City budget
Facade Grant	Up to \$5,000 or 50% of total project cost	Must meet or exceed Downtown Design Guidelines	EDA facade grant application form	Subject to annual allotment from City Budget
Partial Property Tax Exemption	Increase to RPT is exempt for seven years	<ul style="list-style-type: none"> • Substantial rehabilitation of commercial or industrial building older than 25 years old • Improvements which increase the assessed value of the building by at least 60% while increasing the square footage by no more than 15% 		No increase in RPT for seven years.

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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,099	25,139	33,937
Median age	39.2	39.0	40.3
Median age (Male)	37.2	36.8	37.9
Median age (Female)	41.9	41.8	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,232	10,283	13,833
# of persons per HH	2.3	2.4	2.5
Average HH income	\$45,969	\$53,057	\$56,088
Average house value	\$146,011	\$213,345	\$225,266

* Demographic data derived from 2010 US Census

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