

THE HISTORIC POST OFFICE



16,390 SF HISTORIC BUILDING | FOR SALE

132 E Queen Street, Hampton, Virginia



CUSHMAN &
WAKEFIELD

THALHIMER



THE OFFERING*

Cushman & Wakefield | Thalhimer is pleased to offer for sale The Historic Post Office, a fully renovated historic building located in the heart of Downtown Hampton. The current owners thoughtfully redesigned this one-of-a-kind space into one of the areas premier event venues. No expense was spared during a full top to bottom renovation, combining modern styling, while still preserving the historic buildings early 20th century charm. Beautiful dark woods floors and the signature white brick walls create an elegance throughout this spacious two-story venue.

The building includes:

- Customizable open floor plan
- Two newly renovated dressing suites
- Full-service warming kitchen
- Multi-functional courtyard, with two dedicated restrooms
- Basement, with two dedicated restrooms

The purchase of this property represents a unique opportunity to acquire a historic Downtown Hampton landmark. If the buyer so desires, the current owners are open to discussing a transfer of the existing event venue business, and upon request, financial information can be shared with a signed confidentiality agreement.

thehistoricpostoffice.com

BUILDING SPECS

132 E Queen Street, Hampton, VA 23669

Built: 1914 | **Renovated:** 2016

Building Size: ± 16,390 Square Feet

Upper Level: 7,200 Square Feet

Lower Level: 9,190 Square Feet

Basement: Add. Square Footage Not Included in Building Size

Current Use: Event Venue

Building Occupancy: 250 Seated | 400 Standing

Zoning: DT-1, Downtown Business

Planning and Econ Dev: Arts and Cultural District, Waterfront Tourism District, Historic District, Opportunity Zone, Enterprise Zone

Road Frontage: 190' Queen St | 130' Eaton St

Recent Improvements;

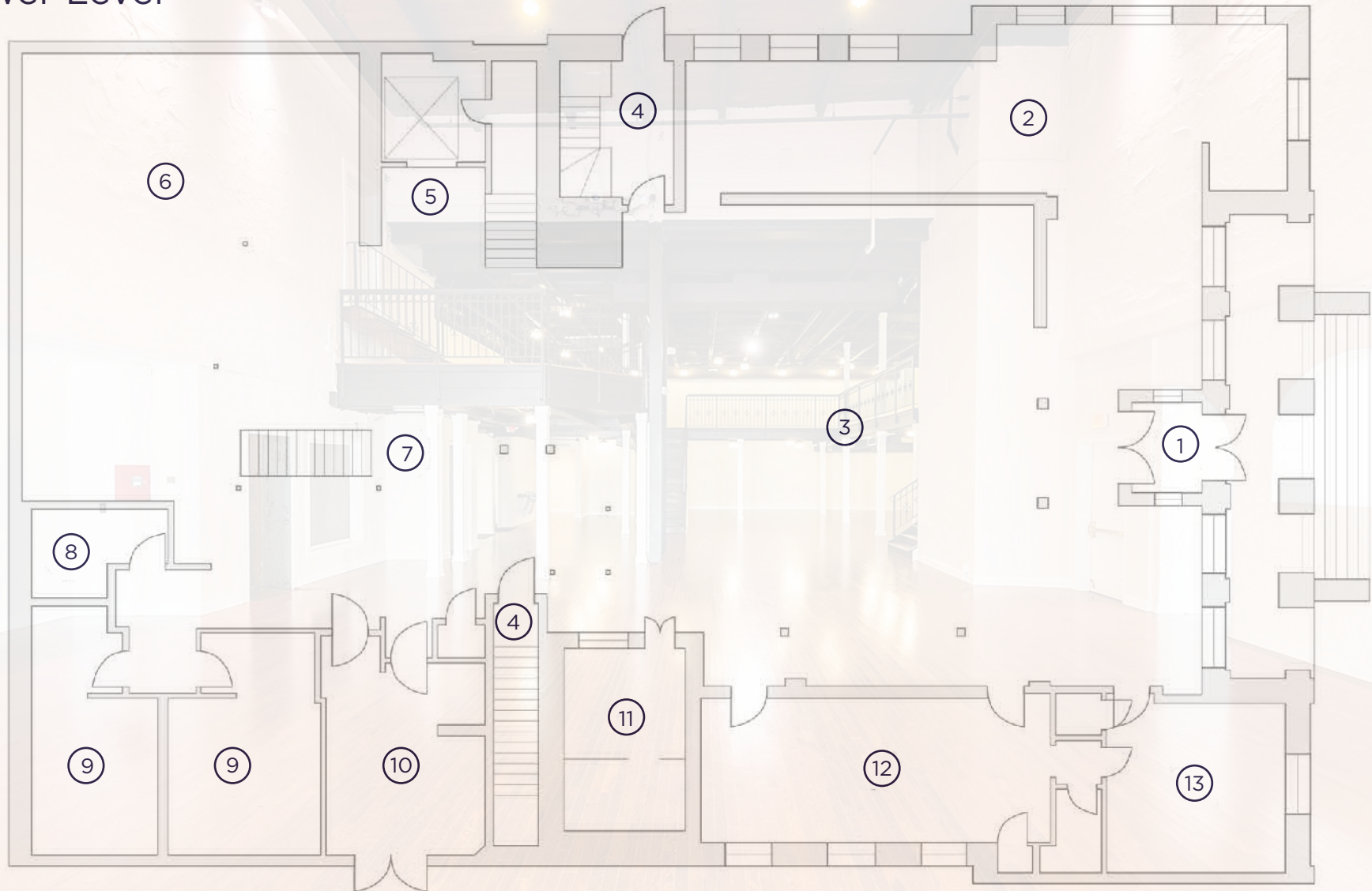
- Replaced HVAC Unit - '24
- Added Courtyard Space - '23
- Suite Two Bathroom Remodel - '22

SALES PRICE: \$2,650,000

** **Confidential Listing** - Must Contact Agent to Schedule a Tour of the Property. Please Do Not Show Up to the Property Otherwise or Contact Business Owner.*

The Historic Post Office

Lower Level



1. Entrance

2. Brick Hall

3. Event Space

4. Stairs to Upper Level

5. Elevator

6. Open Space Below Mezzanine

7. Stair to Mezzanine

8. Family Restroom

9. Restrooms

10. Full-Service Warming Kitchen

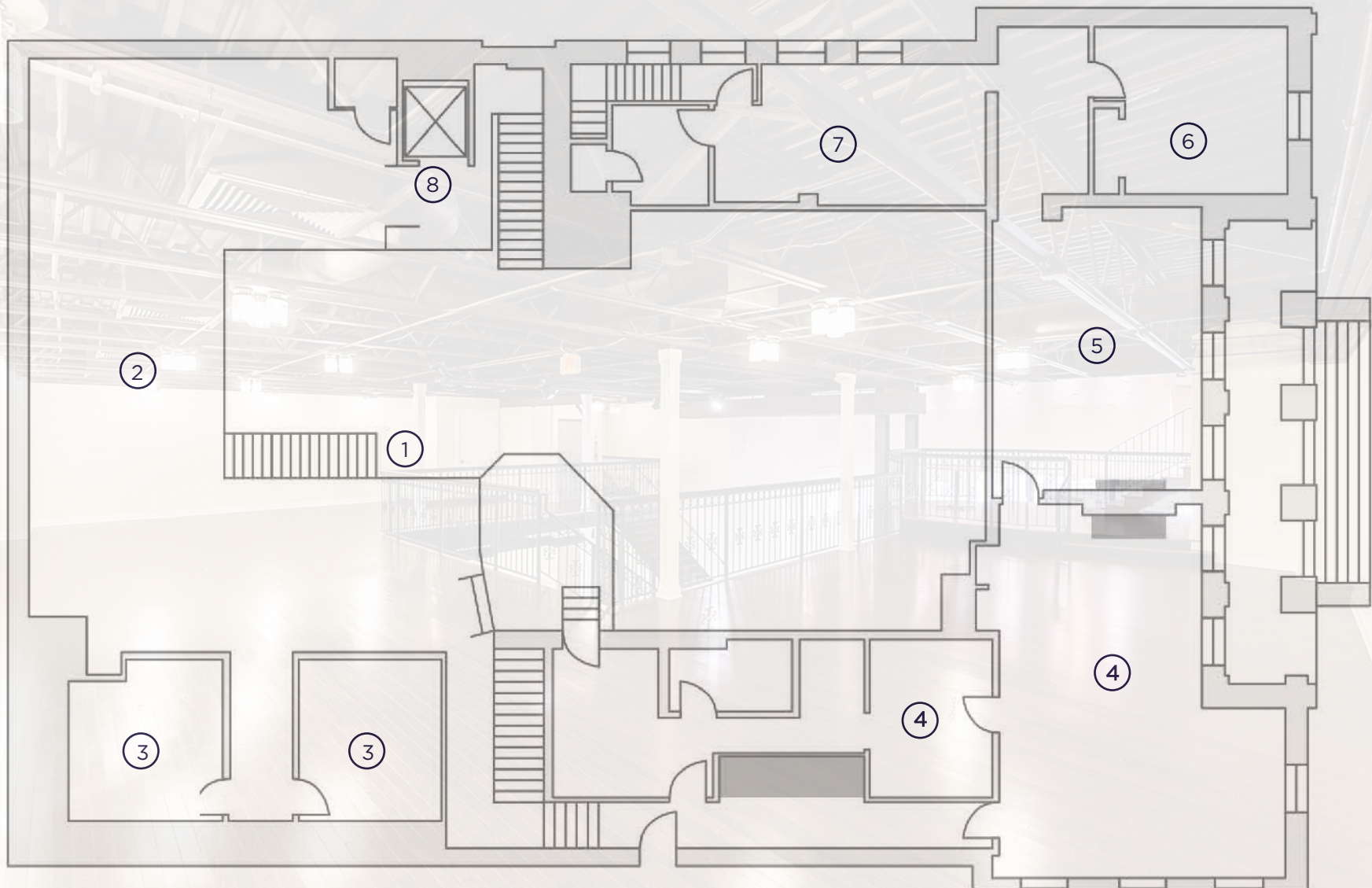
11. Historic Vault

12. Storage Room | Buffet

13. Office with Restroom

The Historic Post Office

Upper Level



1. Stairs to Lower Level

2. Mezzanine

3. Restrooms

4. Dressing Suite 1 (+ Full Bath and Closer)

5. Lounge

6. Office | Storage Closet

7. Dressing Suite 2 (+ Full Bath and Kitchen)

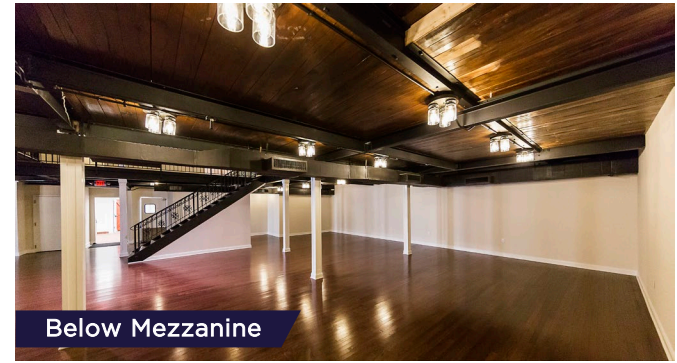
8. Elevator



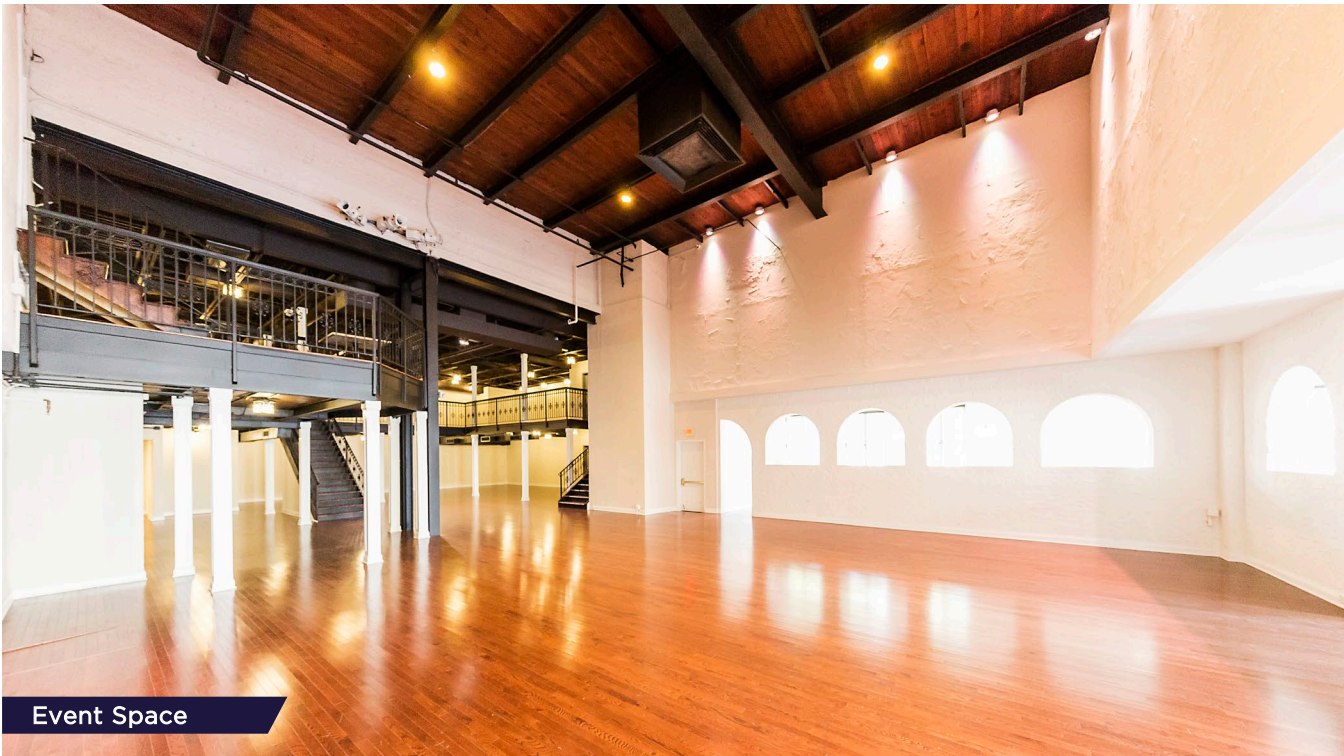
Brick Hall



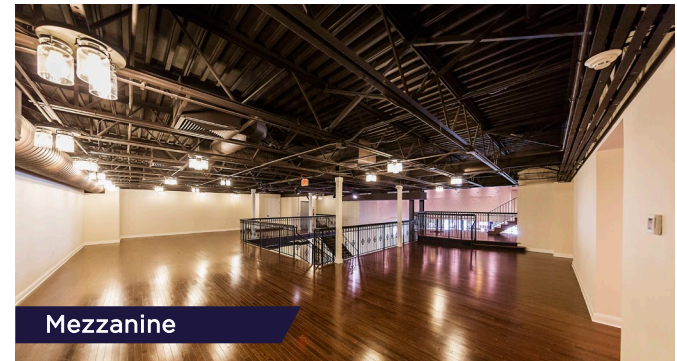
Warming Kitchen



Below Mezzanine



Event Space



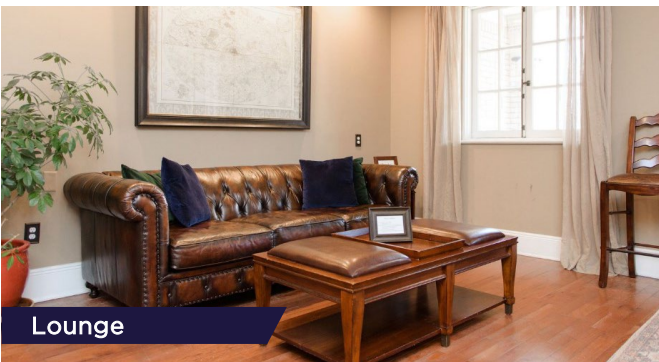
Mezzanine



Event Space



Courtyard



Lounge



Dressing Suite 1



Event Space



Dressing Suite 1



Lounge

HAMPTON VIRGINIA

The City of Hampton is located the heart of the Hampton Roads Region and is framed by the Chesapeake Bay and James River. Hampton, along with its neighboring municipalities, combine to make up the Hampton Roads MSA, home to over 1.8 million people. The region's strategic location along the East Coast has fostered a maritime economy centered around the defense, shipping, and tourism industries. Hampton's unique geographic location, along Interstate 64, creates a direct connection to other cities throughout the MSA and across the state. The City is well positioned for continued growth as a key access point, the Hampton Roads Bridge Tunnel, is being expanded to accommodate eight lanes of traffic and is the largest infrastructure project in Virginia history.

ANNUAL DEMOGRAPHICS

| | 15 min | 30 min | 45 min |
|--------------------------------|------------|----------|-----------|
| 2024 Population | 171,324 | 482,394 | 1,116,864 |
| Median Age | 36.2 | 35.7 | 36.2 |
| Avg HH Income | \$82,204 | \$95,526 | \$101,836 |
| 2024 Entertainment Expenditure | \$358.74 M | \$1.04 B | \$2.52 B |

DRIVE TIME

21 min

AND 15 MILES TO NEWPORT
NEWS/WILLIAMSBURG INT AIRPORT

20 min

AND 14 MILES TO NORFOLK INT AIRPORT

35 min

AND 30 MILES TO VIRGINIA BEACH

1 hour 14 min

AND 77 MILES TO RICHMOND



CONFIDENTIAL LISTING

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