

DOWNTOWN RICHMOND OFFICES

26 NORTH 8TH ST
RICHMOND, VA 23219



OFFERING SUMMARY

Sale Price:	\$465,000
Available SF:	1,005 SF
Lot Size:	0.02 Acres
Year Built:	1909
Building Size:	3,015 SF
Zoning:	B-4
Market:	CBD
Price / SF:	\$154.23

PROPERTY OVERVIEW

Three-story retail/office building one block from the Capitol. Can be subdivided.

Total of approximately 3,000 SF -- FULLY LEASED!

Rates:
2,010 square feet – 1st Floor + Basement – \$2,000/month
1,005 square feet – 2nd Floor – \$1,000/month

Freshly renovated and painted. Lots of natural light – large windows & skylight on the second floor!

PROPERTY HIGHLIGHTS

- Less than 5 minute walk to the General Assembly offices (both the temporary site and the GAB)
- Several public parking decks nearby
- Street frontage with great walking and vehicular traffic counts

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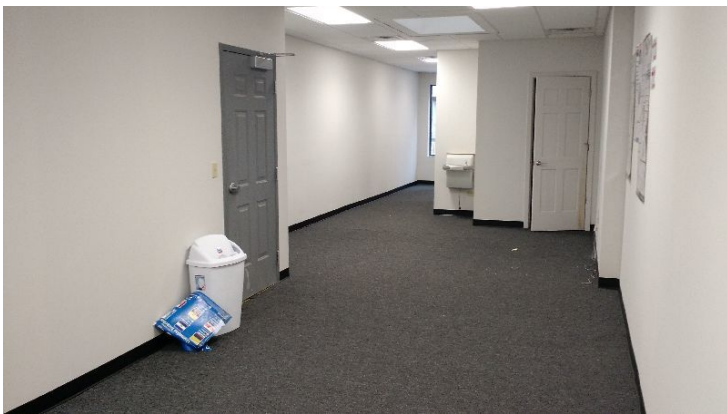
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OFFICE BUILDING FOR SALE

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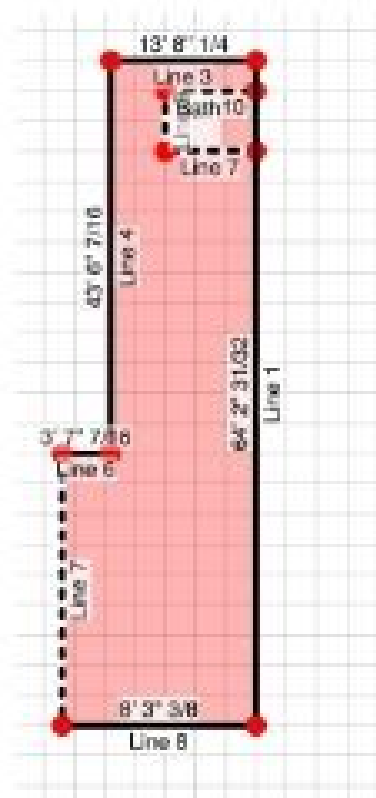
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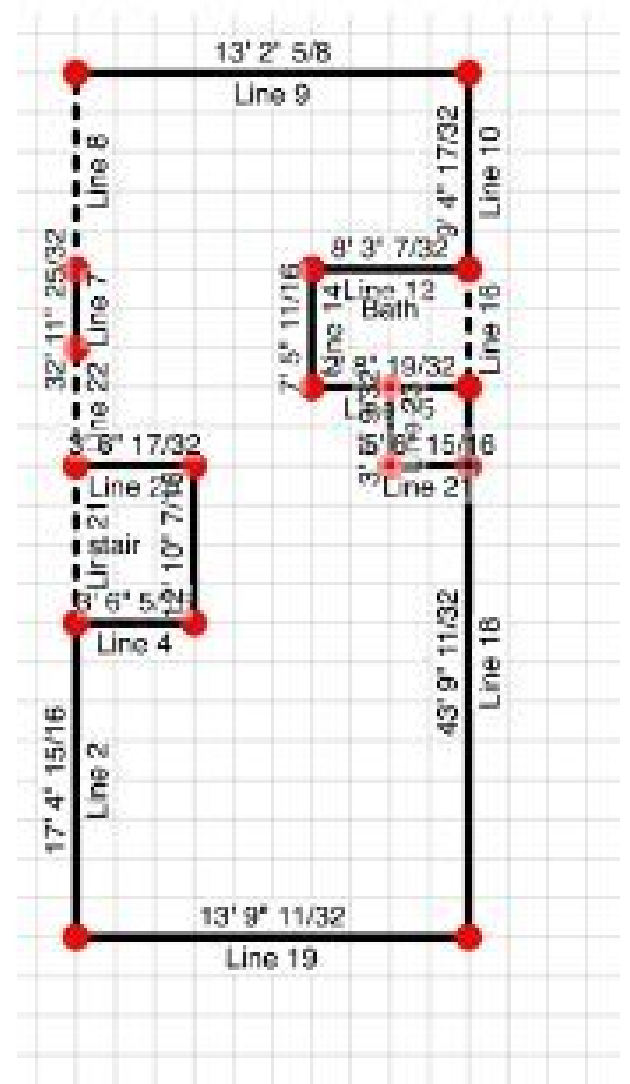
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1st floor



2nd Floor



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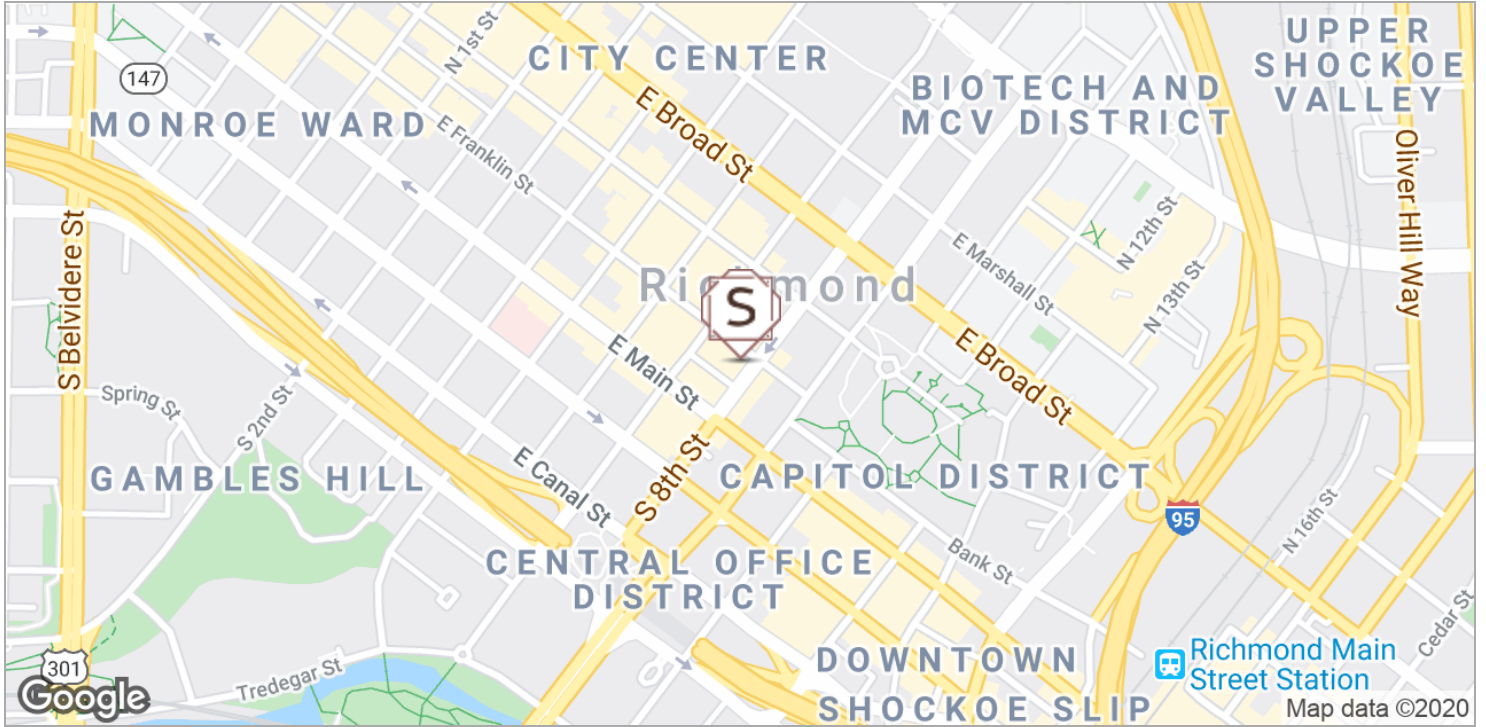
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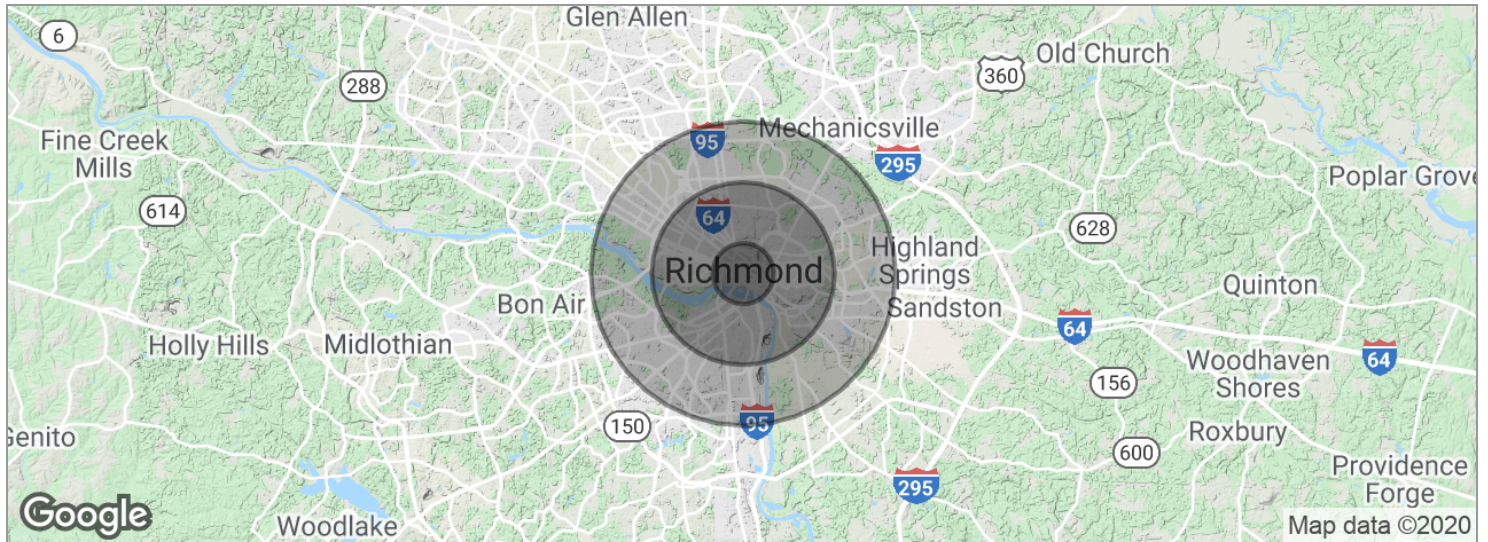
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,855	122,597	238,989
Median age	25.2	31.5	33.6
Median age (Male)	25.0	30.3	31.8
Median age (Female)	25.7	32.8	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,470	49,312	99,504
# of persons per HH	2.3	2.5	2.4
Average HH income	\$38,856	\$48,134	\$53,512
Average house value	\$165,037	\$225,942	\$224,115

* Demographic data derived from 2010 US Census

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