



THALHIMER

RETAIL FOR SALE OR LEASE
1718 E. Franklin Street
Richmond, Virginia



Rare Rooftop Patio Opportunity

For more information, contact:

REILLY MARCHANT

Senior Associate

804 697 3478

reilly.marchant@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Property Features

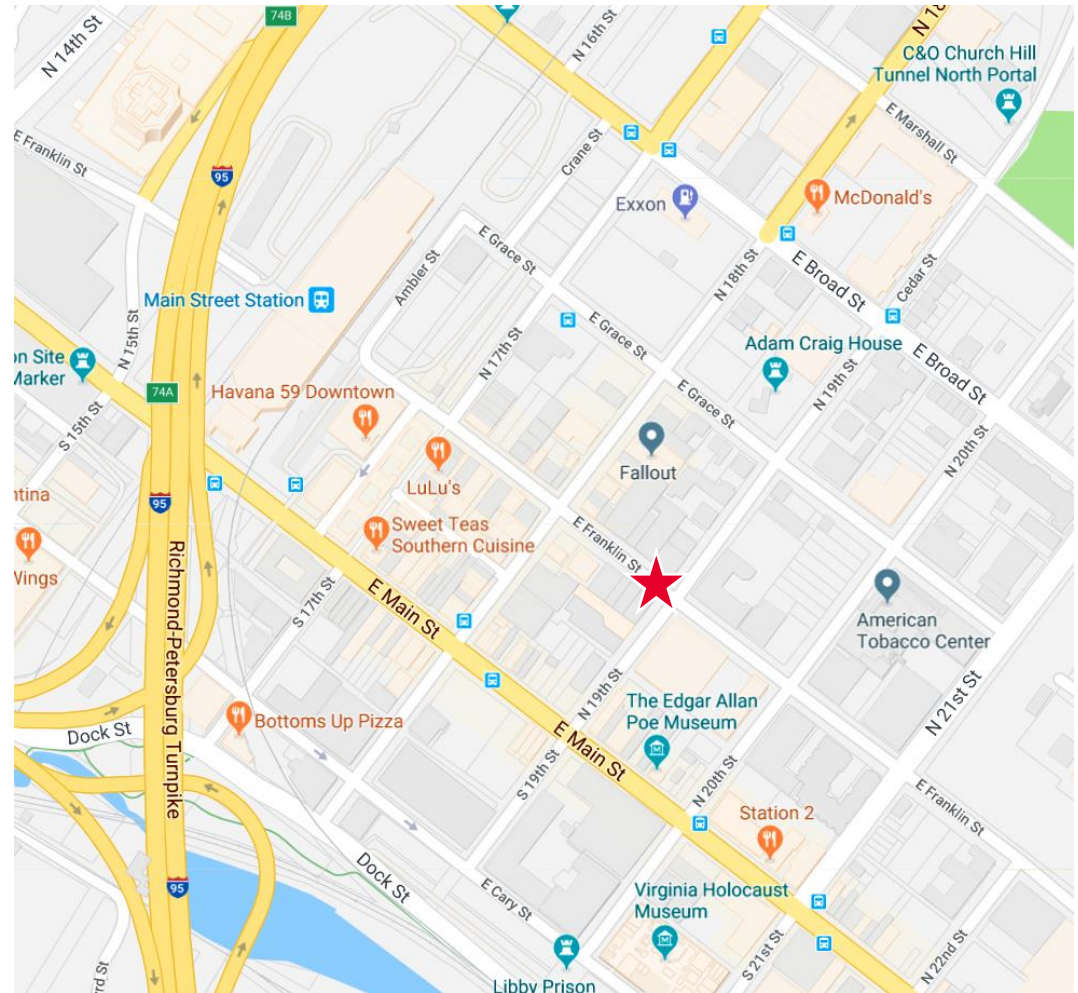
- **EXCELLENT RESTAURANT OPPORTUNITY IN THE HEART OF SHOCKOE BOTTOM**
- Adjacent block to Farmer's Market development
- Minimal investment for Opportunity Zone benefits
- High volume foot traffic
- Surrounded by shopping & dining options
- 2,092 SF (1,000 SF basement)
- Potential for covered 4 season rooftop deck or apartment units
- Modified Vanilla Shell delivery
- B-5 Zoning
- \$199,000

Nearby Restaurants



Demographics

	1 Mile	2 Miles	3 Miles	5 Miles
Population	20,604	75,613	136,785	262,261
No. of Households	9,011	28,420	52,773	104,893
Avg. HH Income	\$56,359	\$44,692	\$52,399	\$64,484
Daytime Population	61,295	83,292	112,633	174,357

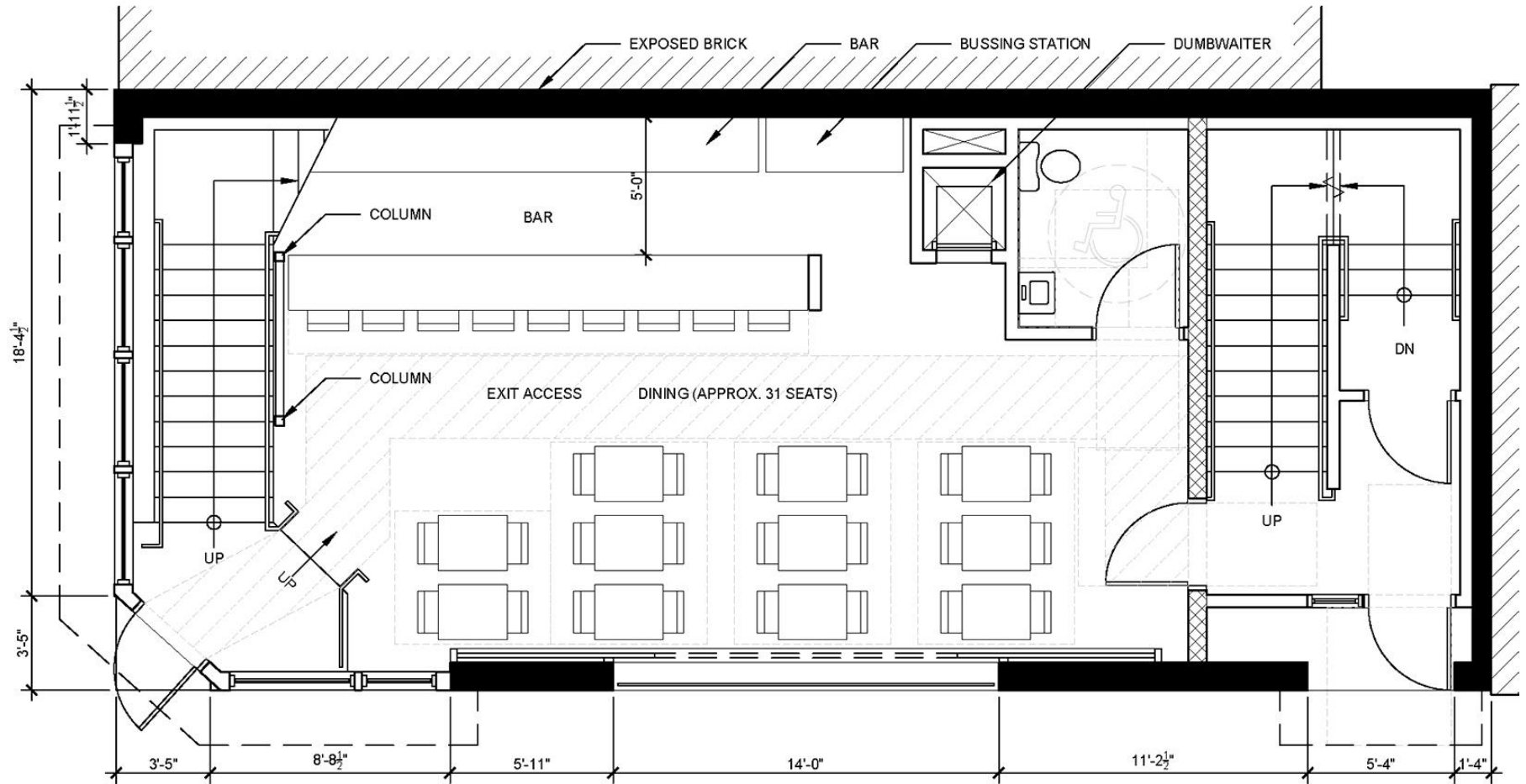


For more information, contact:

REILLY MARCHANT
 Senior Associate
 804 697 3478
reilly.marchant@thalhimer.com

Thalhimer Center
 11100 W. Broad Street
 Glen Allen, VA 23060
www.thalhimer.com

First Floor

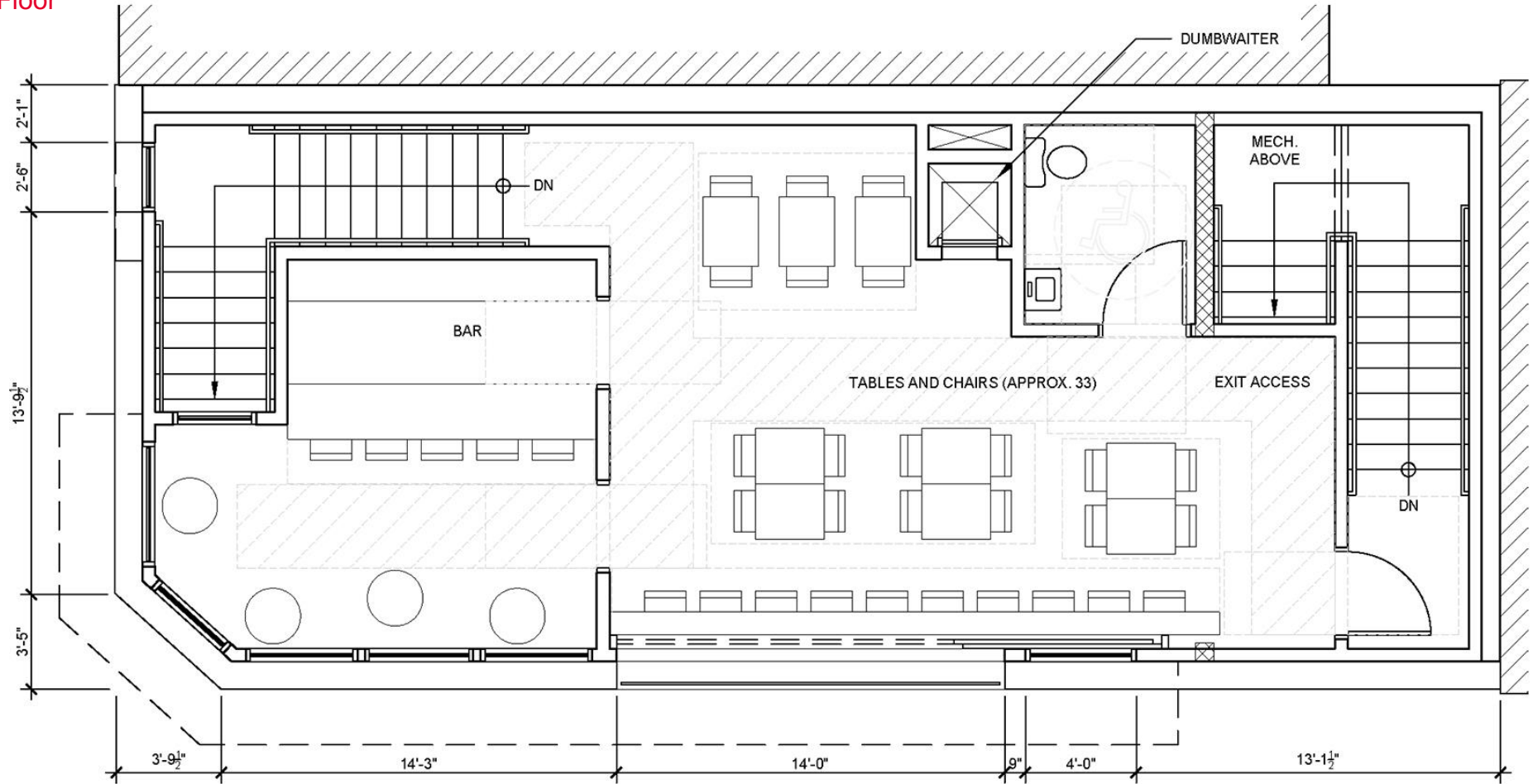


For more information, contact:

REILLY MARCHANT
 Senior Associate
 804 697 3478
reilly.marchant@thalhimer.com

Thalhimer Center
 11100 W. Broad Street
 Glen Allen, VA 23060
www.thalhimer.com

Second Floor



For more information, contact:

REILLY MARCHANT

Senior Associate

804 697 3478

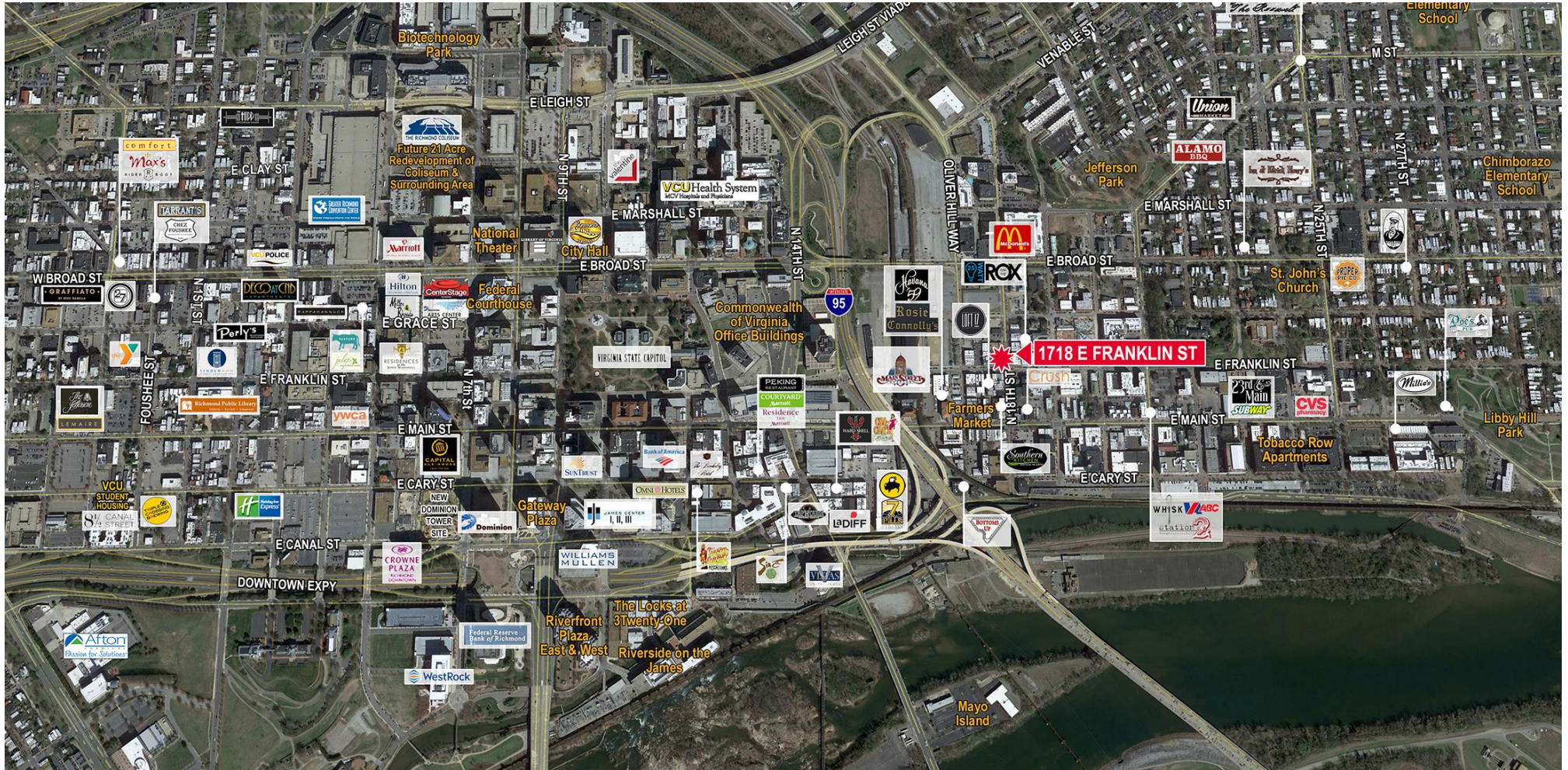
reilly.marchant@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com



THALHIMER

RETAIL FOR SALE OR LEASE
1718 E. Franklin Street
Richmond, Virginia



For more information, contact:

REILLY MARCHANT

Senior Associate

804 697 3478

reilly.marchant@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.