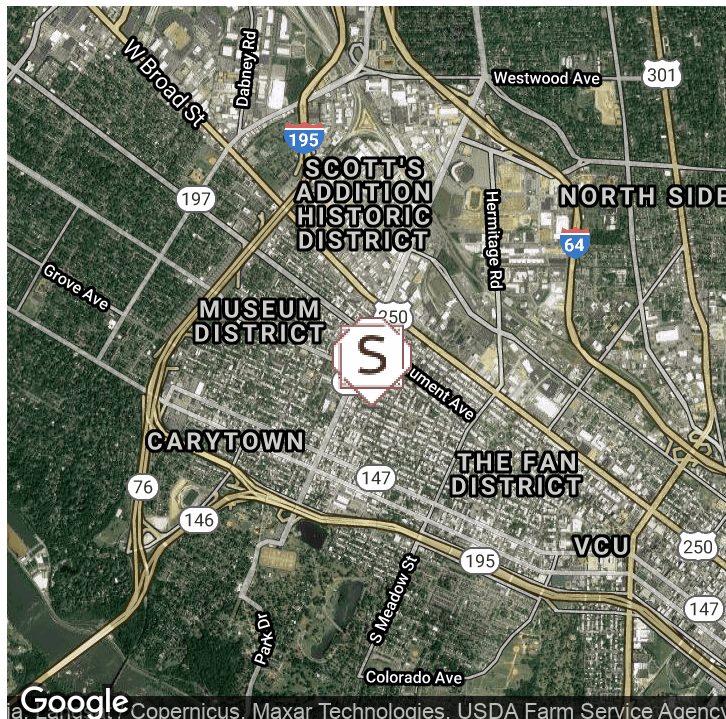


RETAIL PROPERTY FOR SALE

300-304 N ROBINSON ST

RICHMOND, VA 23220



OFFERING SUMMARY

Sale Price:	\$865,000
Cap Rate:	4.72%
NOI:	\$40,863
Lot Size:	0.03 Acres
Year Built:	1914
Building Size:	1,164 SF
Zoning:	B-1
Market:	Fan District
Price / SF:	\$743.13

PROPERTY OVERVIEW

Fully occupied retail building with two tenants and a full basement. 2/3 of the building is occupied by a sushi restaurant with a solid owner/operator, and the other 1/3 is a specialty children's retail shop. Both tenants are in place with another 2 years on their current term and they each have a 3 year option to renew.

PROPERTY HIGHLIGHTS

- Fan District commercial property
- Walkable mixed-use neighborhood
- Low vacancy rates in the area
- Vibrant commercial corridor
- Full basement
- High traffic

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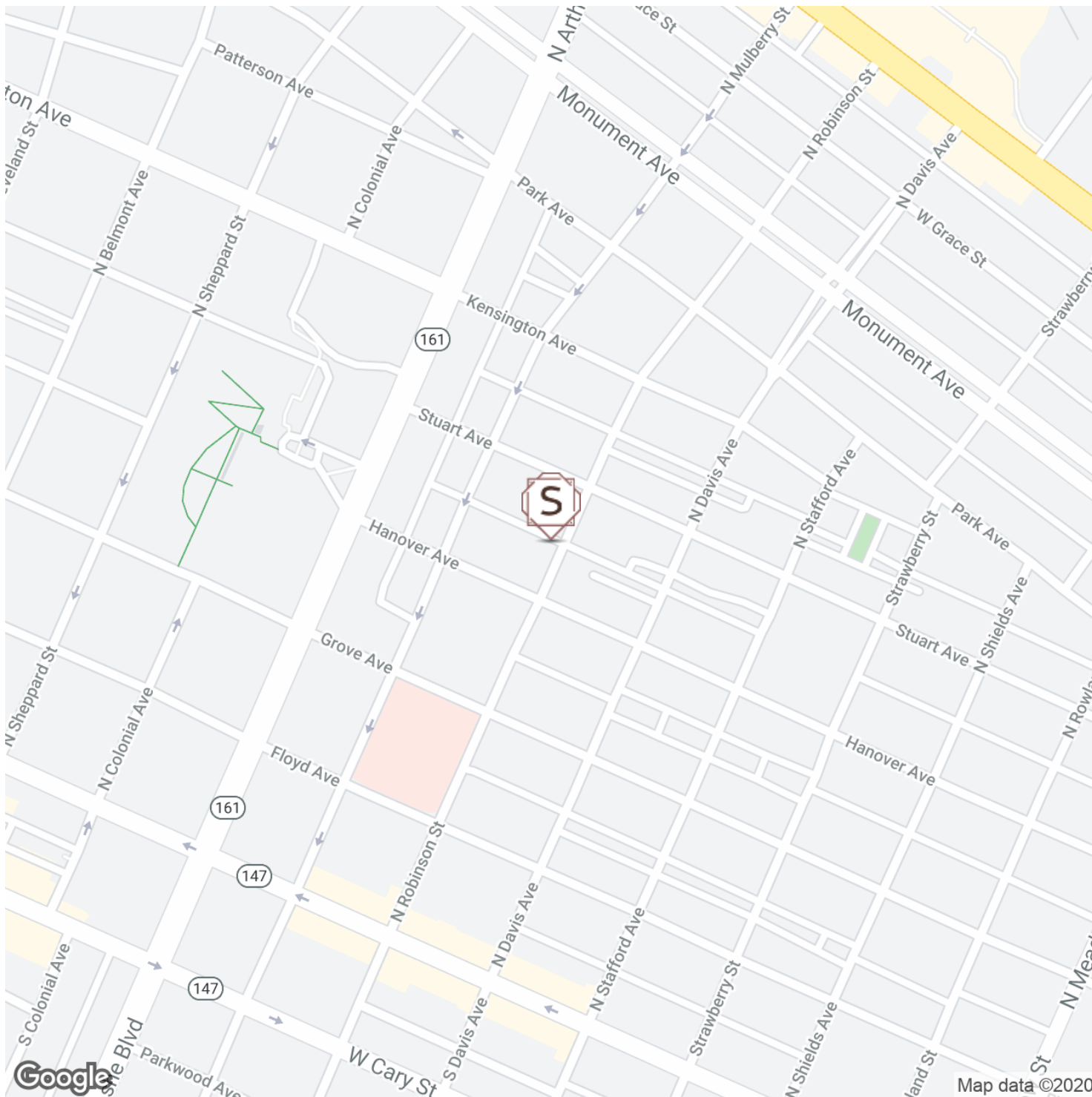
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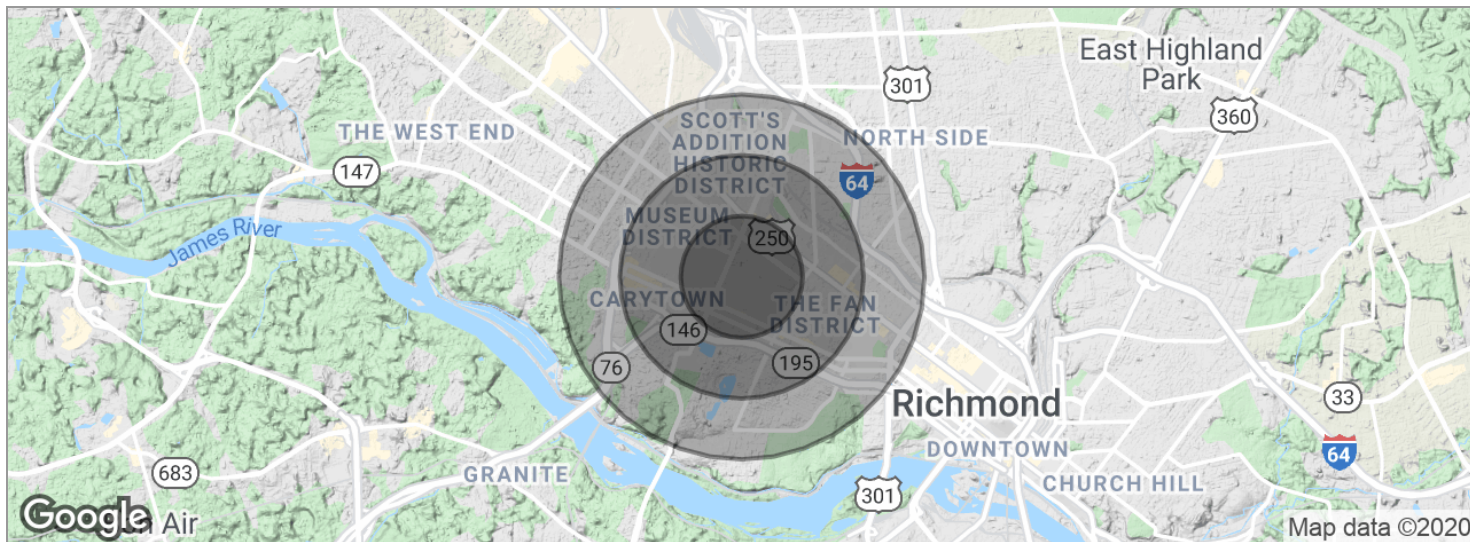
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	9,654	25,448	40,595
Median age	28.6	29.0	29.3
Median age (male)	28.9	28.9	28.7
Median age (Female)	28.3	29.4	30.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	4,963	12,905	19,216
# of persons per HH	1.9	2.0	2.1
Average HH income	\$79,403	\$72,027	\$69,326
Average house value	\$448,367	\$391,545	\$361,196

* Demographic data derived from 2010 US Census

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