



OFFICE/RETAIL PROPERTY FOR LEASE

GRANITE PROFESSIONAL BUILDING

5703 PATTERSON AVENUE, RICHMOND, VA 23226



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,582 - 1,598 SF
Lease Rate:	Negotiable
Building Size:	7,680 SF
Zoning:	B-2
Traffic Counts:	16,000 VPD on Patterson Ave
	15,000 VPD on Libbie Ave

AVAILABLE SPACES

	SF
Suite 101	1,582 SF
Suite 102	1,598 SF

PROPERTY OVERVIEW

New construction in the premiere Patterson/Libbie area of Richmond. 3,840 SF available on 1st floor. Landlord will subdivide into two suites. Space is ready to be built-out to tenant's specifications.

PROPERTY HIGHLIGHTS

- Aggressive rent structure for credit tenant
- First floor suites available
- Landlord will turnkey space for credit tenant
- High visibility corner with great access
- Pylon signage
- Contact Agent for details

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	4,407	35,785	108,764
Total Population:	9,684	79,695	247,842
Average HH Income:	\$123,099	\$92,636	\$74,802

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FLOOR PLANS



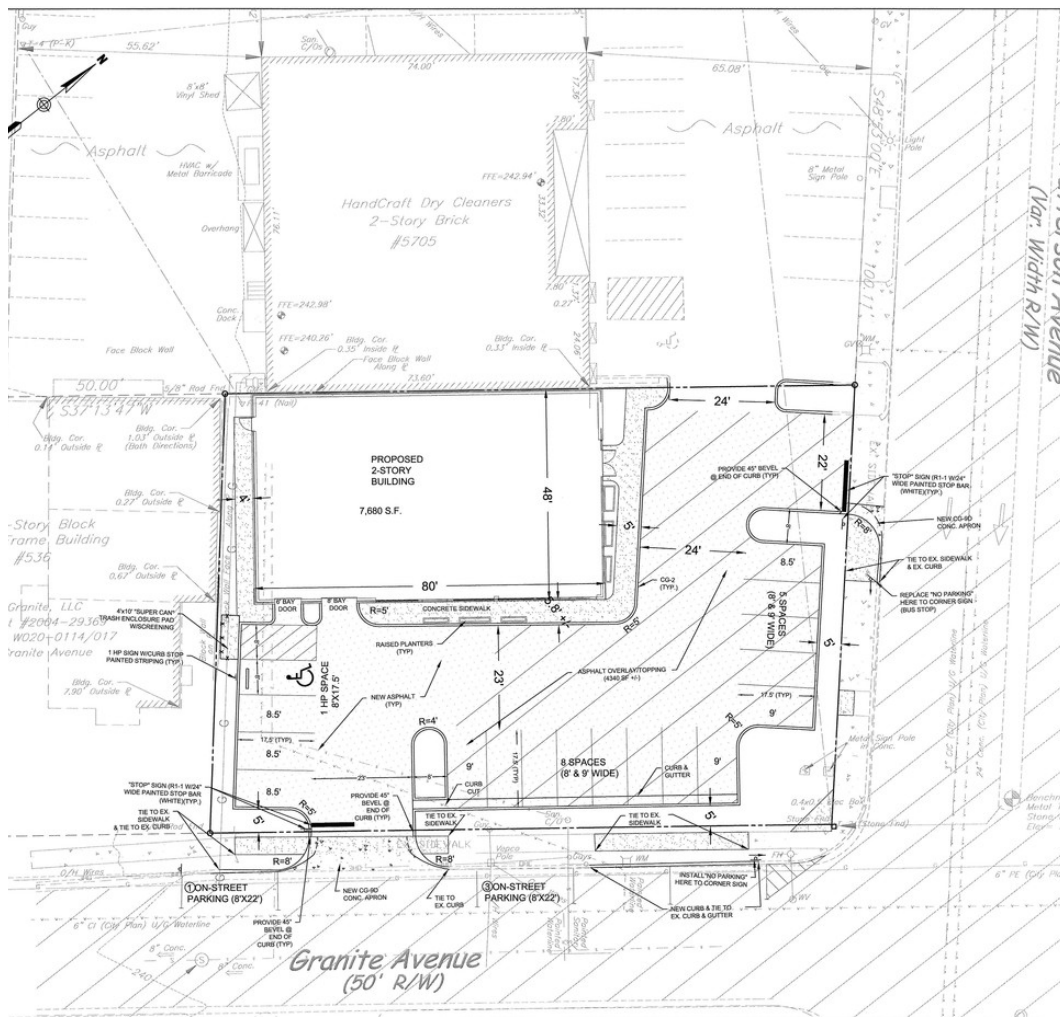
1 FIRST FLOOR
3,840 Square Feet

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ADDITIONAL PHOTOS





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