



**RESTAURANT SPACE AVAILABLE IN SCOTT'S ADDITION**

**1401 ROSENEATH ROAD**

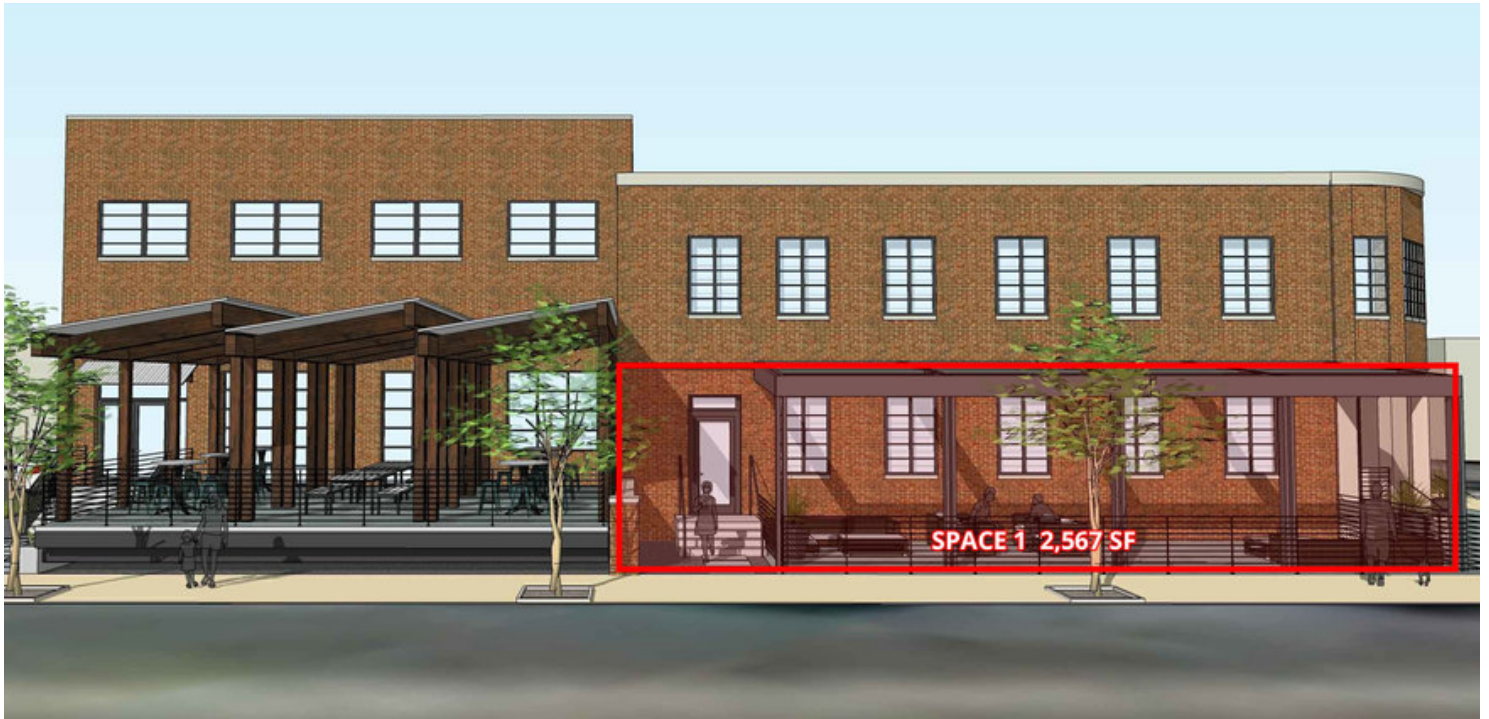
1401 - 1403 ROSENEATH ROAD, RICHMOND, VA 23230



# 1401 ROSENEATH ROAD

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## PROPERTY OVERVIEW



### OFFERING SUMMARY

|                       |                |
|-----------------------|----------------|
| <b>Available SF:</b>  | 589 - 2,567 SF |
| <b>Lease Rate:</b>    | Negotiable     |
| <b>Lot Size:</b>      | 0.43 Acres     |
| <b>Building Size:</b> | 12,443 SF      |
| <b>Zoning:</b>        | B-7            |

### AVAILABLE SPACES

|                  | SF       |
|------------------|----------|
| Space 1          | 2,567 SF |
| Basement/Storage | 589 SF   |

### PROPERTY OVERVIEW

Restaurant space available in Scott's Addition. Centrally located right off the I-95 ramp in the heart of Scott's Addition and within two blocks from W. Broad Street.

### PROPERTY HIGHLIGHTS

- 1st floor suite consists of 2,567 SF (former Taste Restaurant)
- Zoned B-7 with fenced on-site parking

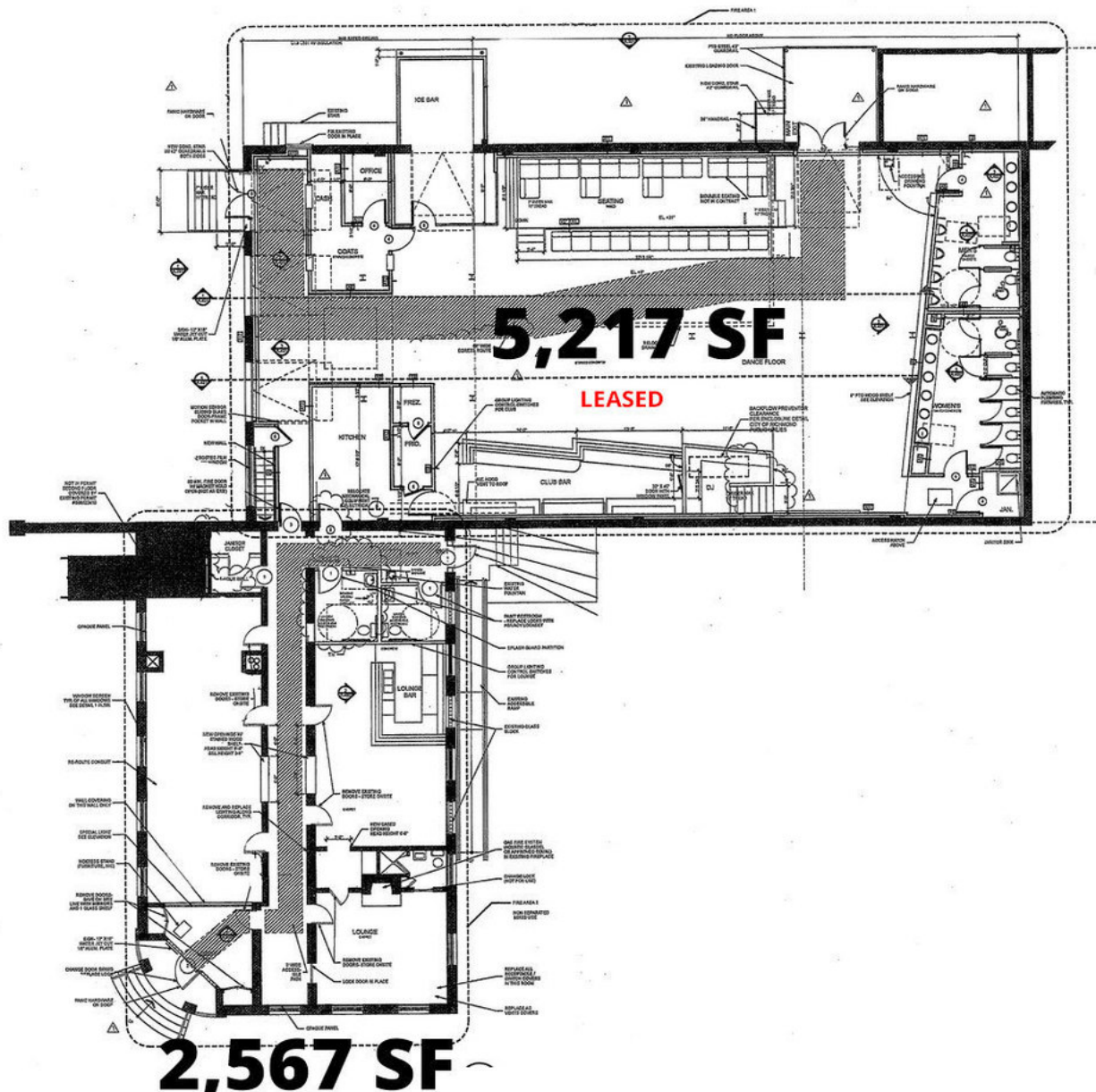
| DEMOGRAPHICS       | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Total Households:  | 7,681    | 47,552   | 107,517  |
| Total Population:  | 14,356   | 105,226  | 250,727  |
| Average HH Income: | \$68,772 | \$70,972 | \$61,441 |



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## FLOOR PLAN



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SPACE 1 - 2,567 SF





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LOCAL AREA: SCOTT'S ADDITION



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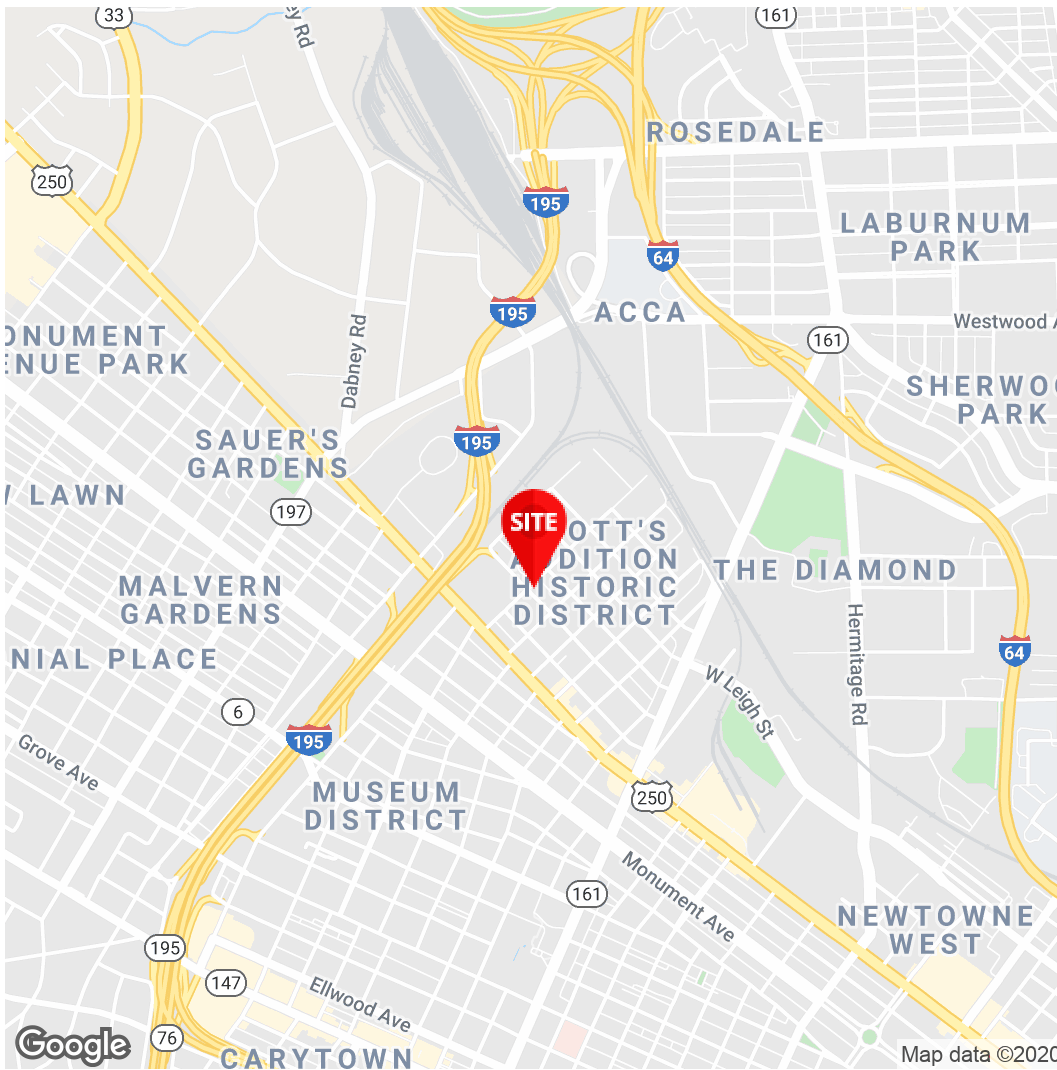
LOCAL AREA: SCOTT'S ADDITION

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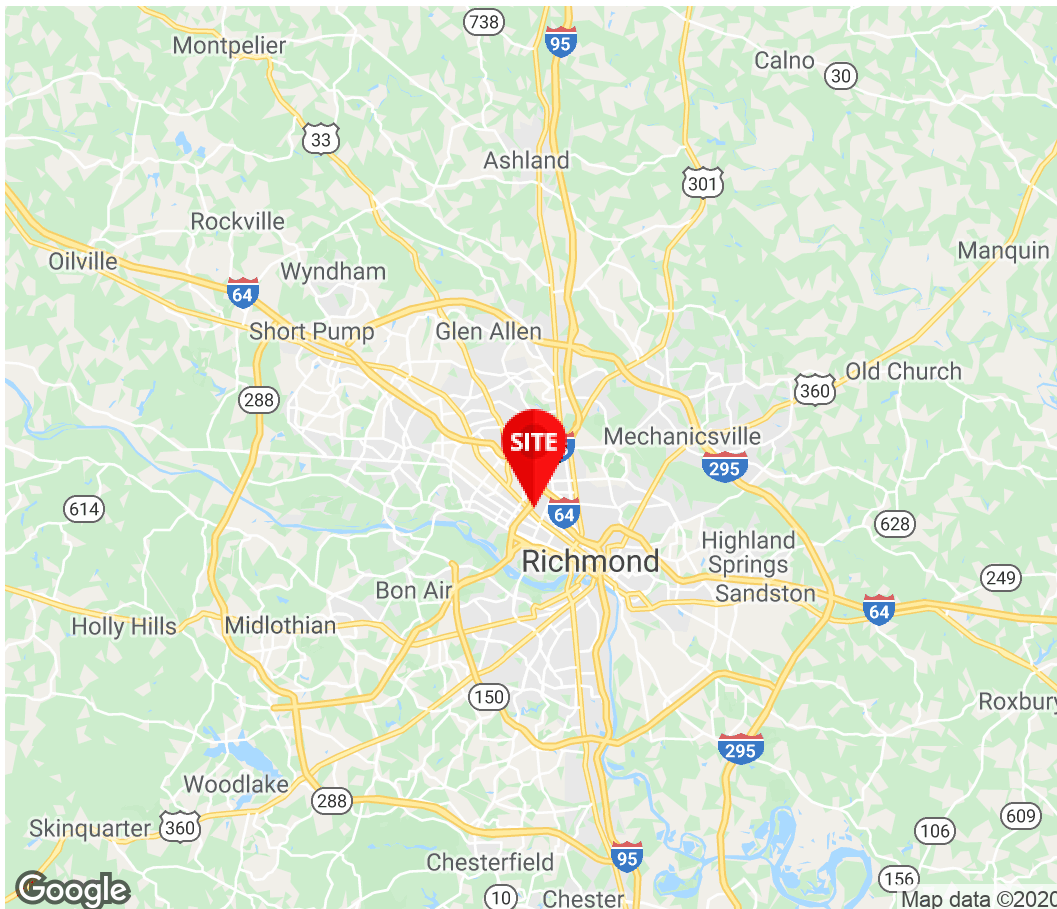
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