

FOR LEASE

RETAIL/CONVENIENCE STORE AT RAVEN PLACE

1700 E Broad St | Richmond, VA 23223



S.L. NUSBAUM
REALTY CO.



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RETAIL ADVISORS

PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	24,672 SF
Available SF:	2,323 SF
Zoning:	B-5

Explore Shockoe Bottom

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Population	6,821	20,915	45,699
Daytime Population	35,600	71,589	96,897
Total Households	4,724	12,081	24,271
Average HH Income	\$95,651	\$92,370	\$77,244

PROPERTY OVERVIEW

Retail/Convenience Store in Shockoe Bottom with excellent connectivity to I-95 and walkable access to the vibrant amenities of Shockoe & Church Hill. This highly visible prime corner is located at the signalized intersection of East Broad St & 17th St; the Gateway to Shockoe Valley & Church Hill.

PROPERTY HIGHLIGHTS

- Strategic accessibility immediate to I-95 and major transit routes making it convenient for commuters and deliveries
- Walk-in coolers and freezer
- Within walking distance to Virginia Capital Trail, nearby apartment communities and local attractions
- < 1/2 mile to VCU Medical (878-bed hospital)

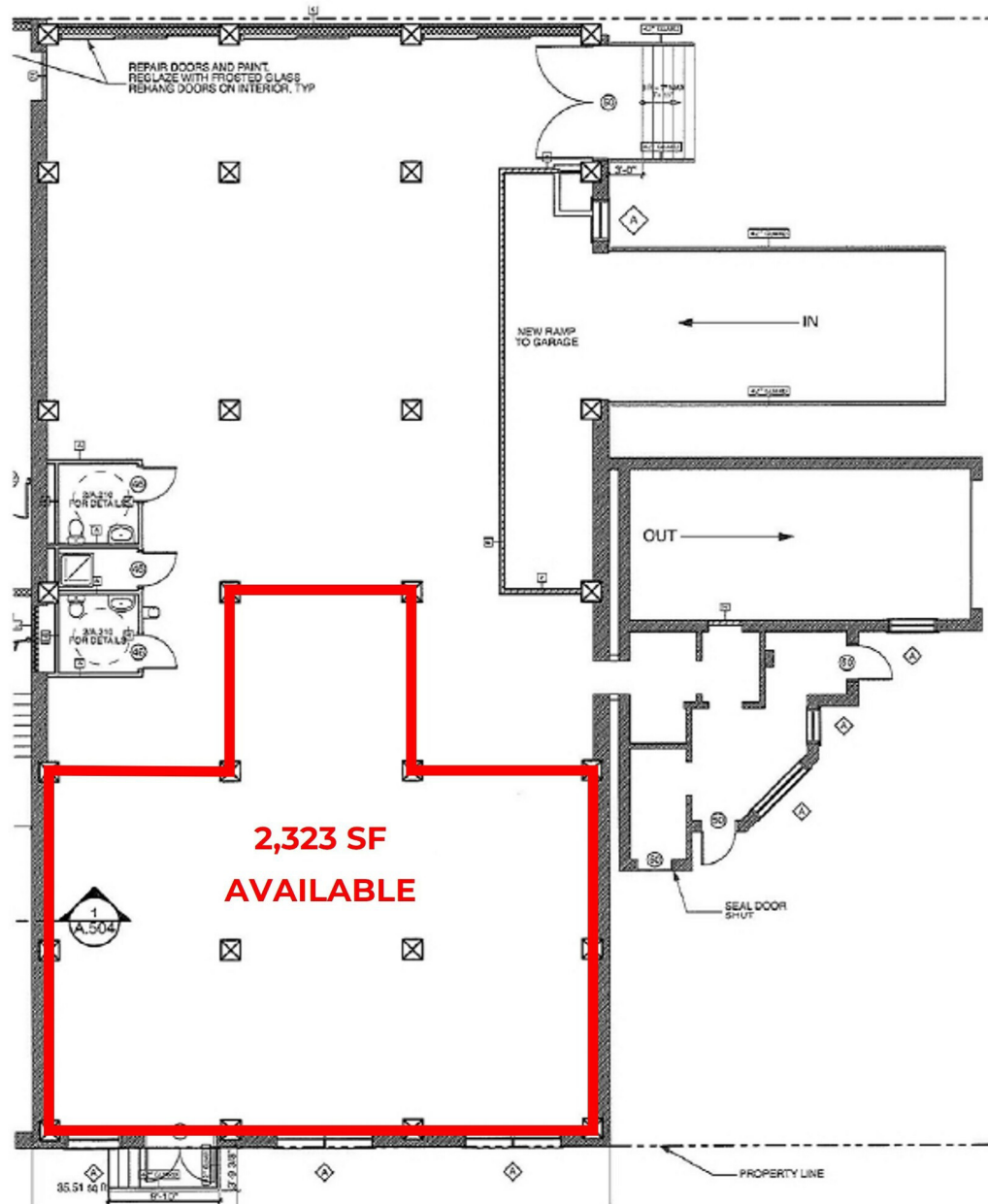
FLOOR PLAN

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INTERIOR PHOTOS

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TRADE AREA

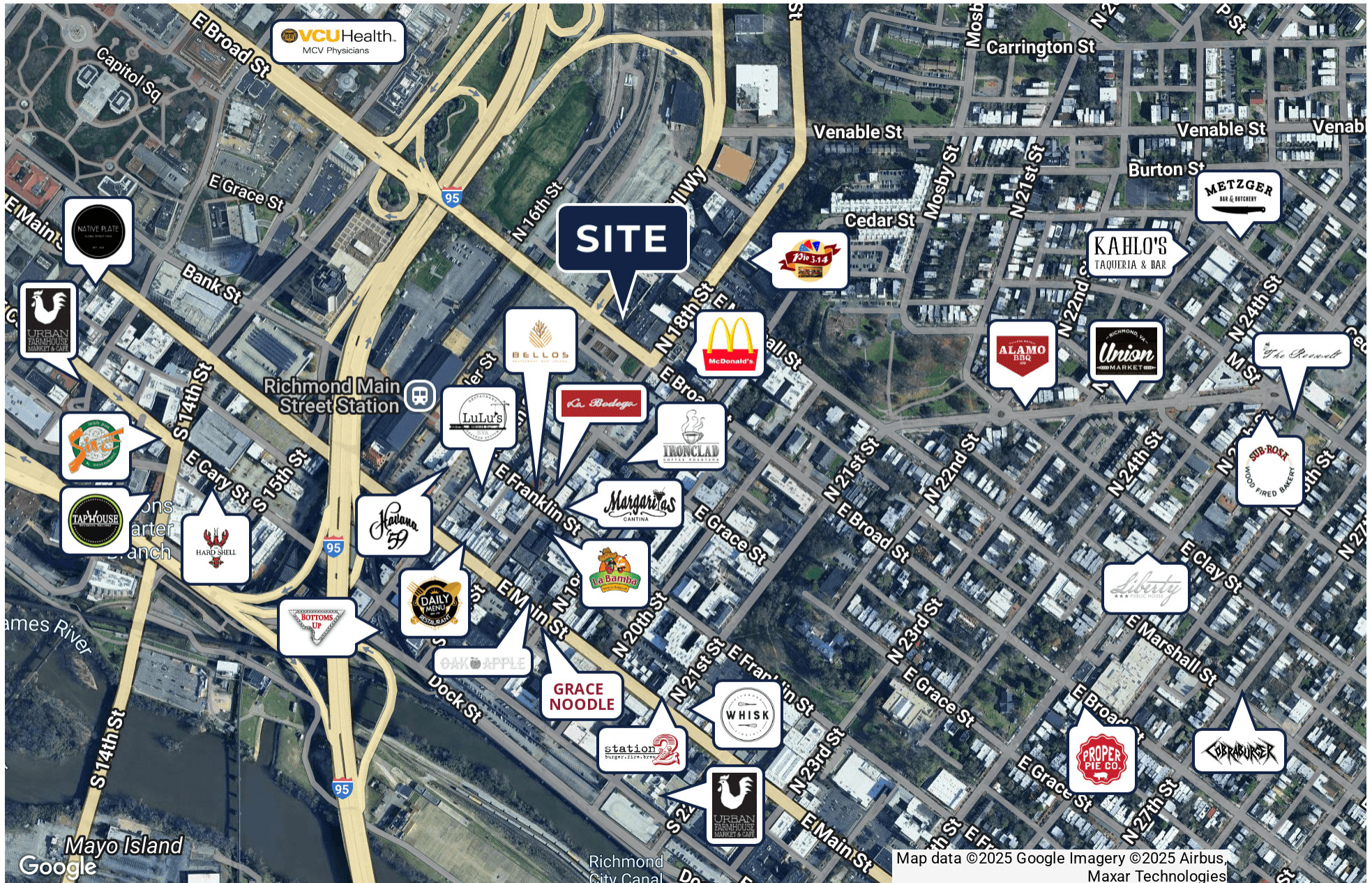
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CONTACT INFORMATION

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**2,323 SF
AVAILABLE**

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