

For  
Sale

# 801 West Broad St Restaurant and Apts.

801 W BROAD ST, RICHMOND, VA 23220



## Property Description

Corner Commercial Mixed-Use Opportunity at VCU, for a Restaurant User or for Investment Purposes. 2-story building with full basement and rooftop patio access, located next to Panera, Chipotle, CAVA and other national retail anchor restaurants. There are 2 large apartments and restaurant. All restaurant equipment, furniture and fixtures convey.

## Property Highlights

- Well-Appointed Corner Commercial Location at VCU
- National Anchors Panera, CAVA, Chipotle
- Pedestrian-Oriented
- Walk to VCU Campus, shops, restaurants and more.

## Offering Summary

Sale Price:	\$2,500,000
Number of Units:	3
Lot Size:	3,000 SF
Building Size:	9,135 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,363	5,191	14,192
Total Population	6,305	15,007	33,099
Average HH Income	\$91,432	\$81,282	\$79,416



Susan Haas, MURP Principal Broker

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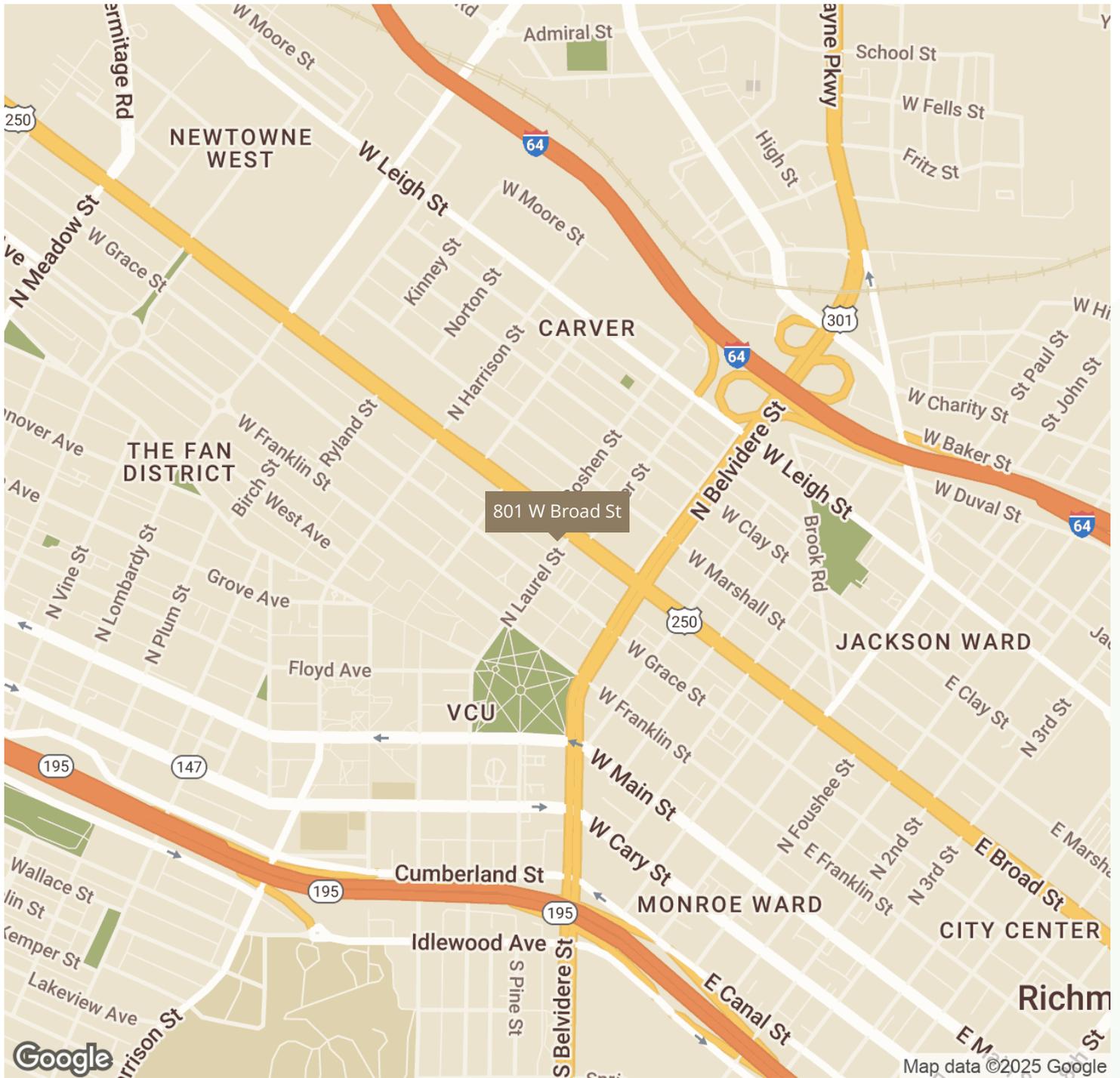
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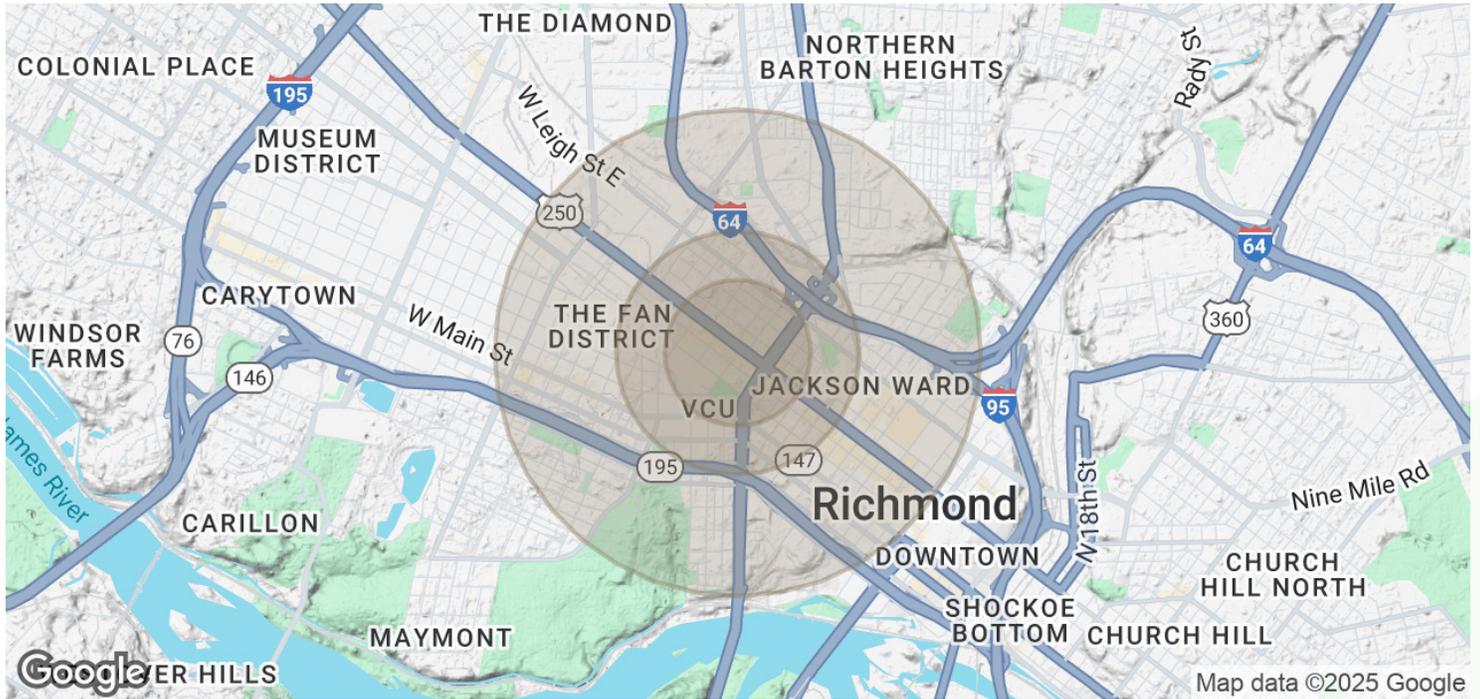
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	6,305	15,007	33,099
Average Age	24	27	30
Average Age (Male)	25	28	30
Average Age (Female)	24	26	30

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,363	5,191	14,192
# of Persons per HH	4.6	2.9	2.3
Average HH Income	\$91,432	\$81,282	\$79,416
Average House Value	\$631,098	\$613,296	\$533,351

Demographics data derived from AlphaMap



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