

**FOR  
LEASE**



**112 N 8TH STREET**

**Leasing Rate:  
\$16.50 PSF,  
Modified Gross**

**PROPERTY OVERVIEW**

Located in downtown business district. Great visibility and traffic. Walking distance to Virginia State Capitol and U.S. Court Buildings, Dominion Energy Center, Greater Richmond Convention Center, and VCU Medical Campus.

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Households:</b>	10,467	58,553	111,290
<b>Population:</b>	25,303	135,701	259,531
<b>Avg HH Income:</b>	\$58,322	\$69,825	\$73,750

**PROPERTY HIGHLIGHTS**

- Available: 4,708 SF
- Great for office/retail location
- Structured parking garage available
- Adjoining The Edison, a 174-unit mixed-use asset
- Close proximity to entertainment, hotels, and restaurants
- Walking distance to Museums, Brown's Island, and Belle Island
- Easy access to Broad Street, I-95, and 195
- North 8th Street - 9,600 VPD
- **Located within Enterprise Zone**

FOR FURTHER INFORMATION, PLEASE CONTACT:

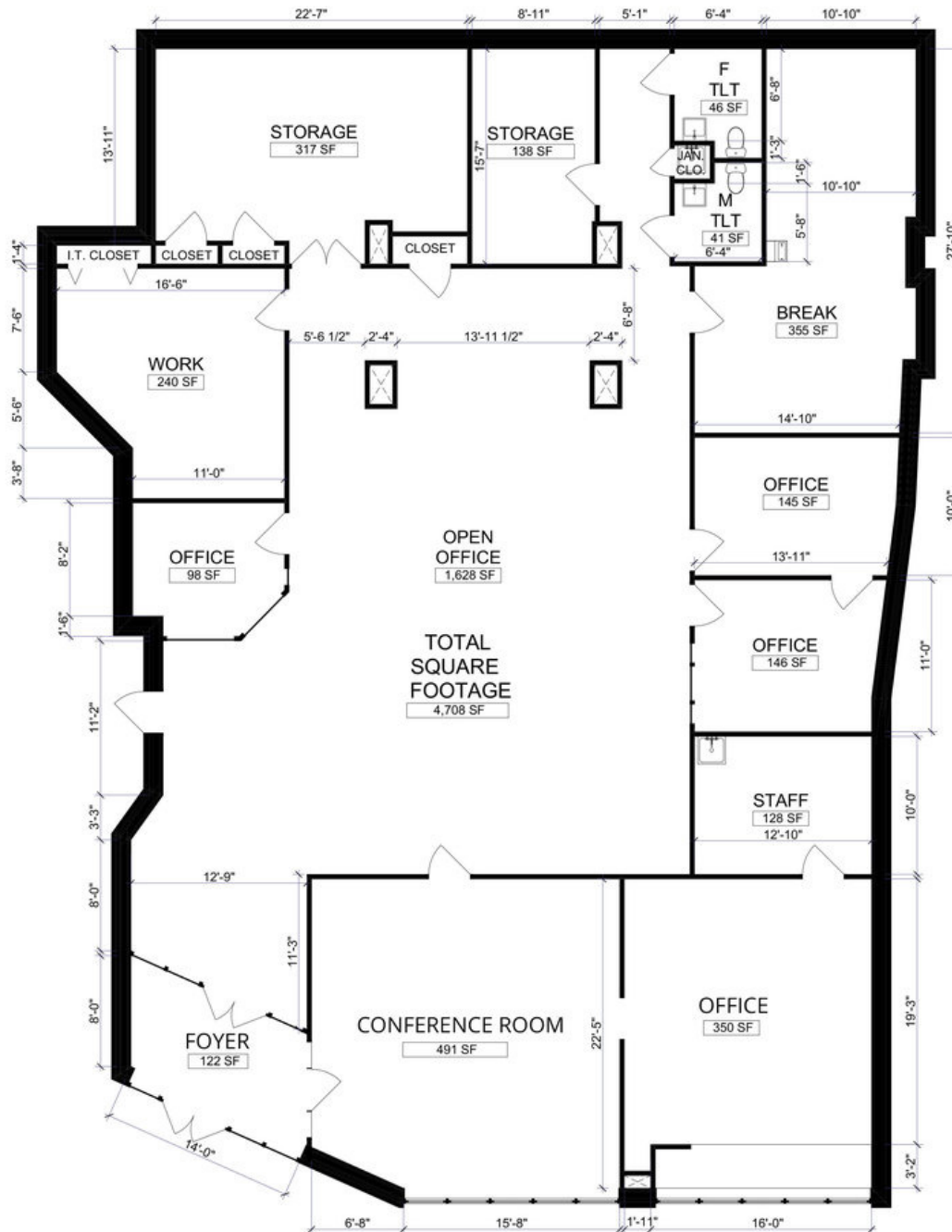
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# 112 N 8TH STREET

RICHMOND, VA 23219

## SPACE PLAN



FOR FURTHER INFORMATION, PLEASE CONTACT:

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## LOCAL AREA



### RESTAURANTS

- 1 Capital Ale House
- 2 The Tobacco Company
- 3 Capitol Waffle Shop
- 4 Sefton Coffee Company
- 5 Dunkin Donuts
- 6 521 Biscuits & Waffles
- 7 Chopt Creative Salad Co
- 8 La Grotta Ristorante
- 9 Penny Lane Pub
- 10 Perly's
- 11 Tarrants Cafe
- 12 Spice of India
- 13 Hotel Greene
- 14 Potbelly
- 15 Gather & Hem Bar
- 16 Starbucks
- 17 Fall Line Kitchen & Bar
- 18 Delta Hotel
- 19 Trevi's Grille
- 20 Rueger's
- 21 Sam Millers
- 22 Marriot Hotel
- 23 Charlotte's Southern Deli & Tapas

### OFFICE/GOVT BUILDINGS

- 1 VA State Capitol
- 2 GRCC
- 3 US Court of Appeals
- 4 VA Dept of Social Services
- 5 Procurement Govt office
- 6 VA Executive Mansion
- 7 MCV Campus (VCU)
- 8 VCU Hospital
- 9 VCU Dept of Pediatrics
- 10 Library of VA
- 11 USDC Eastern District of VA
- 12 William Mullen Building
- 13 State Corporation Commission
- 14 The Federal Reserve
- 15 Supreme Court of VA
- 16 Main Street Station
- 17 McGuire Woods
- 18 Towne Bank
- 19 IRS
- 20 Dominion
- 21 Dominion Energy Center
- 22 CoStar
- 23 Altria Center for Research & Tech.

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