

# 1200 Westover Hills Blvd.

## Richmond, Virginia 23225

For Lease | Retail/Office | ±10,386 SF Available



Corner Plan Northeast

**BIRCK TURNBULL**  
Senior Vice President  
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Owner/Agent



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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# 1200 Westover Hills Blvd.

## Property Highlights



### 15,000 SF BUILDING SITUATED ON 1.9 ACRES

- Building renovation with new façade, glass, roofline, parking lot, etc.
- Site improvements underway
- Former Family Dollar
- Flexible suite sizes
- Perfect for restaurant with patio seating
- 5.2/1,000 Parking
- Clear Span | Ceiling height 16' - 22'
- Adjacent to Park
- Strong residential demos



**±10,386 SF**  
AVAILABLE



**22,000 VPD**  
FOREST HILL AVE.

### WALKABLE TO NEARBY BUSINESSES



**109,396**  
**POPULATION**



**\$95,288**  
**AVERAGE**  
**INCOME**



**111,656**  
**DAYTIME**  
**POPULATION**

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,661	109,396	260,711
Avg. Household Income	\$107,654	\$95,288	\$99,873
Daytime Population	11,551	111,656	269,901
Households	5,557	50,133	116,950

**5001 CLARENCE ST**  
ANDREW ALI  
ID: 50060343019  
#2021-15663  
ZONED R-5

**1301 JANKE ROAD**  
CITY OF RICHMOND  
ID: 500602930078  
#2025-5614  
ZONED R-5

**1210 WESTOVER HILLS BLVD**  
OXBRIDGE PROPERTIES, LLC  
ID: 50060343025  
#2005-3975  
ZONED B-2

**SUITE D - LEASED**  
4,231.94 sq ft

**LOT 1** 16x62  
**LOT 2** 16x62  
**LOT 3** 16x62  
**LOT 4** 16x62  
**LOT 5** 16x64  
**LOT 6** 18x64  
**LOT 7** 18x64  
**LOT 8** 18x64  
**LOT 9** 18x64  
**LOT 10** 18x64  
**LOT 11** 18x64  
**LOT 12** 18x64  
**LOT 13** 16x64

**A** 3,792.99 sf  
**B** 2,461.04 sf  
**C** 4,131.67 sf

**CLARENCE STREET**  
**WESTOVER HILLS BOULEVARD**  
**JANKE ROAD**

**01 FLOOR PLAN - LEVEL 01**

SEWER MH TOP=202.89  
FLOW LINE 12" SEW=191.0

SEWER MH (PER PLAN)  
INV. 12" SEW IN (W)=187.7  
INV. 12" SEW OUT (O)=192.6

STORM MH TOP=198.7  
INV. 15" N=192.2

SCALE: 1/8"=1'-0"

0 8' 16' 32'

01

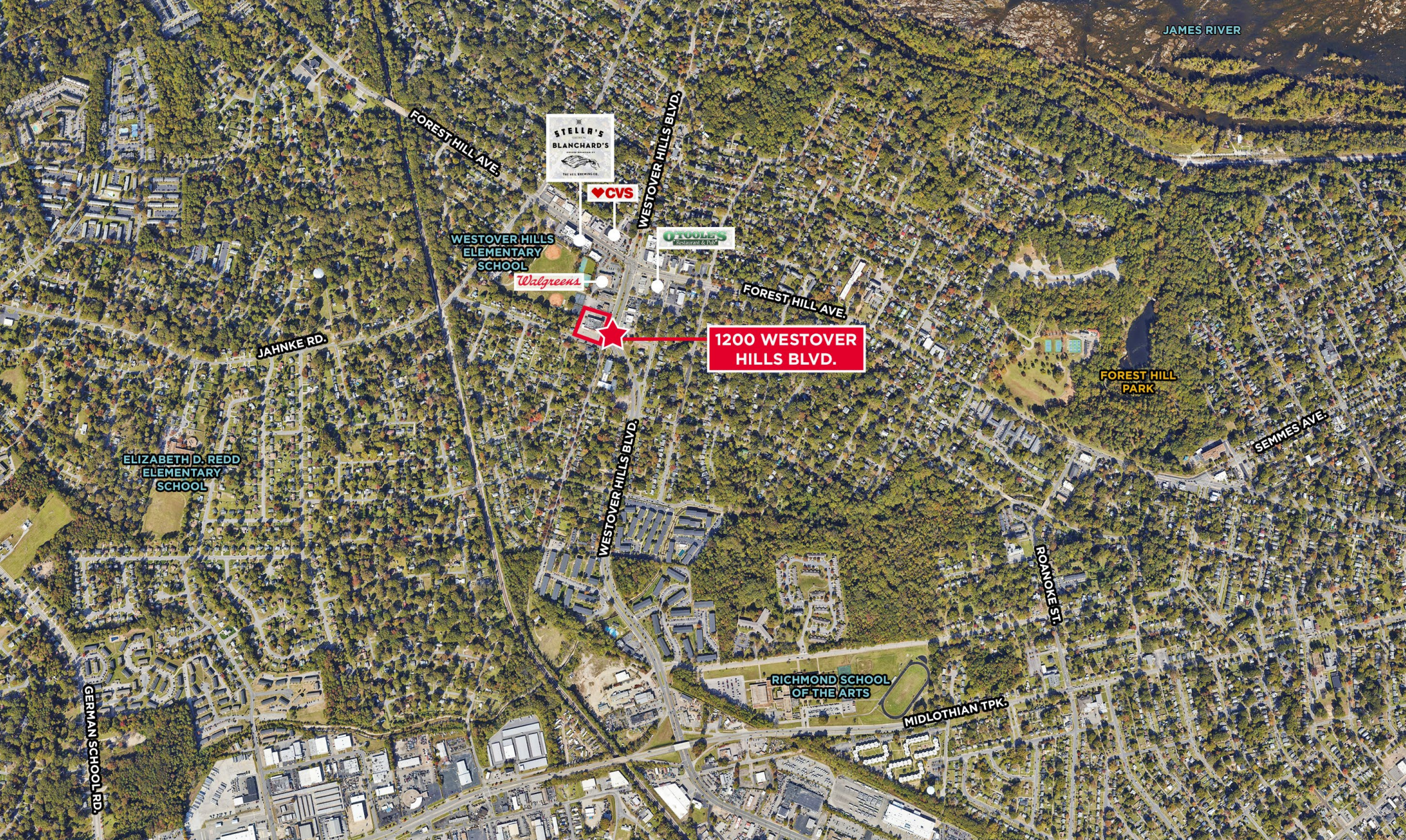
01 FLOOR PLAN - LEVEL 01  
SCALE: 1/16" = 1'-0"

# 1200 Westover Hills Blvd. Rendering



# 1200 Westover Hills Blvd. Renderings





**For more information, please contact:**

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**CUSHMAN &  
WAKEFIELD**

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