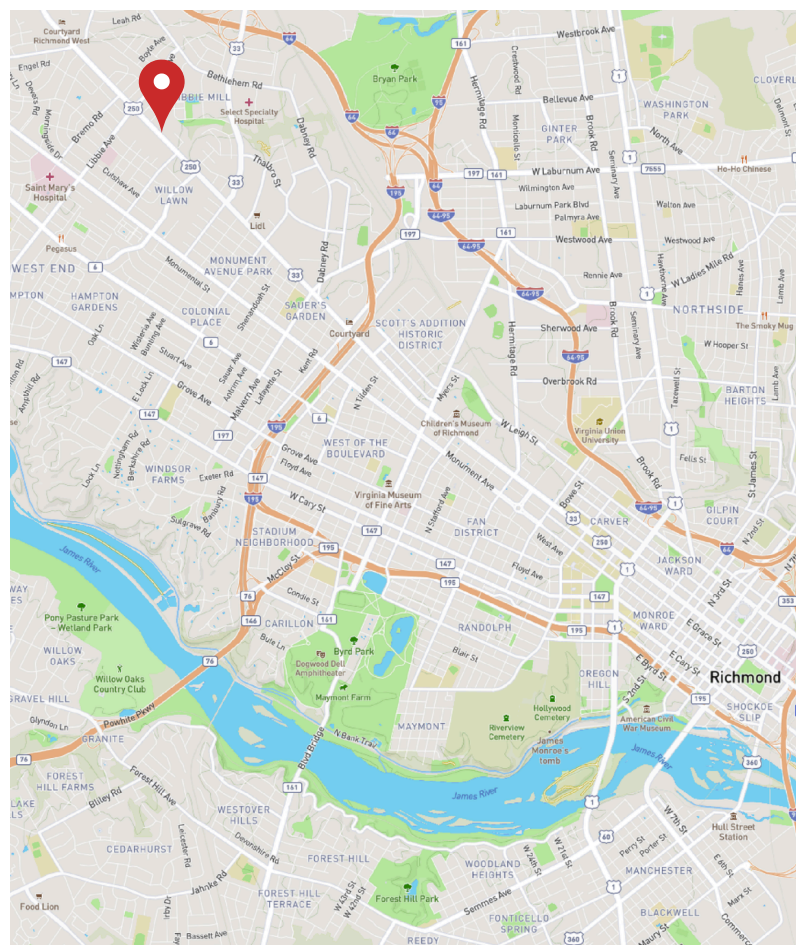




RARE LISTING: BROAD STREET FRONTAGE IN WILLOW LAWN

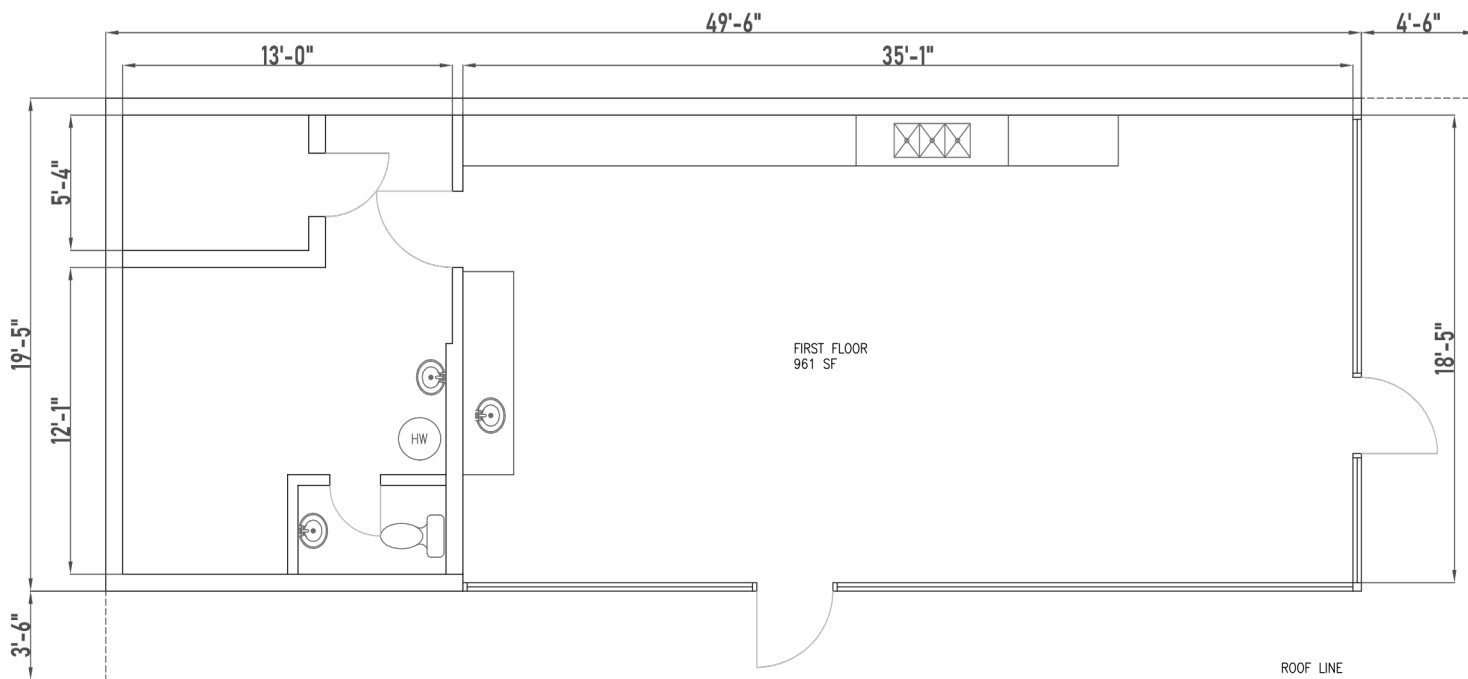
- **FOR SALE: 980 SF Retail Building on .184 AC Lot**
- **Former Baskin Robbins - Willow Lawn**
- **Frontage on West Broad Street (US-250) ~25,000 AADT** providing strong visibility
- Surrounded by national retailers, restaurants, and dense residential neighborhoods
- Easy access to I-64 and I-195
- Ideal for ice cream, café, dessert, coffee, or quick service restaurant
- Opportunity for owner-user or investor
- **Located in the Willow Lawn retail corridor**
- **Zoning: M1**



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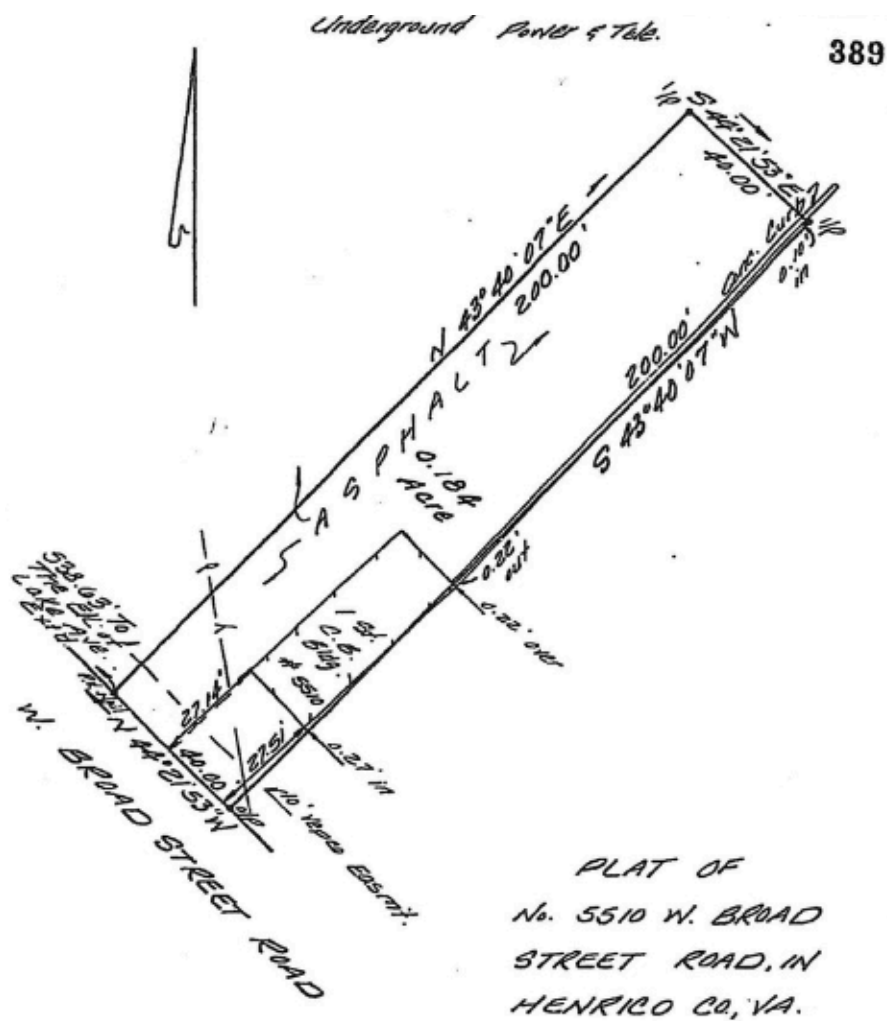
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Rare small-site redevelopment opportunity with direct frontage on West Broad Street in Willow Lawn. Positioned in a high-traffic corridor surrounded by national retailers and dense residential, this site offers strong visibility and long-term upside for redevelopment or an owner-user.

Opportunities of this size and positioning in Willow Lawn are increasingly limited, making this a compelling chance to secure a presence along one of Richmond's most active retail corridors. The site's scale and accessibility also provide flexibility for a variety of retail or service-oriented uses.



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