

RETAIL FOR SALE

306 Libbie Avenue

Richmond, Virginia 23226



Rare Purchase Opportunity At Libbie & Grove Avenues

2,160 SF Fully Leased Restaurant

REILLY MARCHANT

First Vice President

804 697 3478

reilly.marchant@thalhimer.com

Exclusive Off-Street
Parking Available



THALHIMER

PROPERTY FEATURES

RARE PURCHASE OPPORTUNITY AT LIBBIE & GROVE AVENUES



2,160 SF

FULLY LEASED RESTAURANT



HIGH-END LOCATION

LOCATED IN THE HEART OF RICHMOND'S MOST HIGH-END BOUTIQUE SHOPPING & DINING DISTRICT



PARKING

OFF-STREET PARKING INCLUDED



PROXIMITY

LESS THAN A MILE TO THE UNIVERSITY OF RICHMOND, THE COUNTRY CLUB OF VIRGINIA, ST. CATHERINE'S AND ST. CHRISTOPHER'S SCHOOLS AND ST. MARY'S HOSPITAL



ASKING

\$1,650,000



LEASE IN PLACE

THROUGH APRIL OF 2026 WITH AN OPTION TO EXTEND THROUGH 2031



PROPERTY PHOTOS



PROPERTY DEMOGRAPHICS

WITHIN 10 MINUTES



99,046

2023 TOTAL POPULATION

101,259

2028 PROJECTED POPULATION



46,151

2023 TOTAL HOUSEHOLDS

\$544,413

2023 AVERAGE HOME VALUE



\$133,765

2023 AVG. HOUSEHOLD INCOME

\$98,821

2023 MEDIAN HOUSEHOLD INCOME

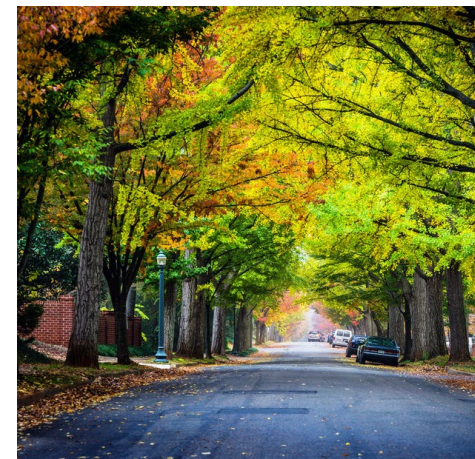


65.5%

2023 BACHELOR AND ABOVE EDUCATIONAL ATTAINMENT

38.3

2023 MEDIAN AGE



MARKET OVERVIEW



NO. 1
TOP STATE FOR BUSINESS
- CNBC, 2019



NO. 2
TOP 50 "BEST PLACE TO LIVE" TOP
-- LIVABILITY.COM, 2019



NO. 3
TOP 50 BEST PLACE IN AMERICA TO START
A BUSINESS -- INC.



NO. 4
TRENDIEST U.S. CITIES THAT YOU CAN STILL
AFFORD TO LIVE IN -- REALTOR.COM



NO. 5
BEST CITY FOR GLOBAL TRADE IN THE UNITED
STATES -- GLOBAL TRADE MAGAZINE

CITY	TIME
Richmond, Virginia (CBD)	15 minutes
Charlottesville, VA	50 minutes
Virginia Beach, Virginia	1 hour, 50 minutes
Washington D.C.	2 hours
Lynchburg, Virginia	2 hours
Raleigh, North Carolina	2 hours, 45 minutes
Roanoke, Virginia	2 hours, 30 minutes
Charlotte, NC	4 hours, 20 minutes



RIVER ROAD SHOPPING CENTER II
 STELLA'S SEROTONIN
 chiko's QUINN
 Osaka bluemercury

RIVER ROAD SHOPPING CENTER
 ORVIS
 Franca Yves Delorme
 Kaim TALBOTS
 AZZURRO pure barre

4,181 STUDENTS

E. CLAIBORNE ROBINS STADIUM

**GARY STREET RD
 16,000 VPD**

ST. CATHERINE'S SCHOOL

CHADWICK BAR WEST

GROERY IRRESISTIBLES
 gelati celesti The UPS Store

TRUIST

306 LIBBIE AVE.

WELLS FARGO

Carver's Jewelers

**SCENTS OF SERENITY
 DIVA**

GROVE AVE 10,000 VPD

HAMPTONHOUSE

Stuffy's

Libbie Market

SHOPS AT LIBBIE & GROVE
 CONTINENTAL Mango TASTE
 KAMBOURIAN NELLIE GEORGE
 J. Emerson, Inc. BEIJING
 beecroft & bull

LIBBIE AVE 9,400 VPD

GRIT COFFEE

GRANITE AVE.

GRANITE AVE

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