



For Lease

Ratcliffe Building

1602 Rolling Hills Dr, Richmond, VA

**Seeking Qualified Cafe/Restaurant Operator
For Large Office Park**

- Over 700,000 SF of office tenants within walking distance
- 1,260 SF available
- Potential for catering business
- Directly across the street from Henrico Doctors Hospital
- Flexible lease terms

Contact us:

Catherine Walker

Senior Associate

+1 804 968 1978

catherine.walker@colliers.com

Malcolm Randolph, SIOR

Senior Vice President

+1 804 267 7208

malcolm.randolph@colliers.com

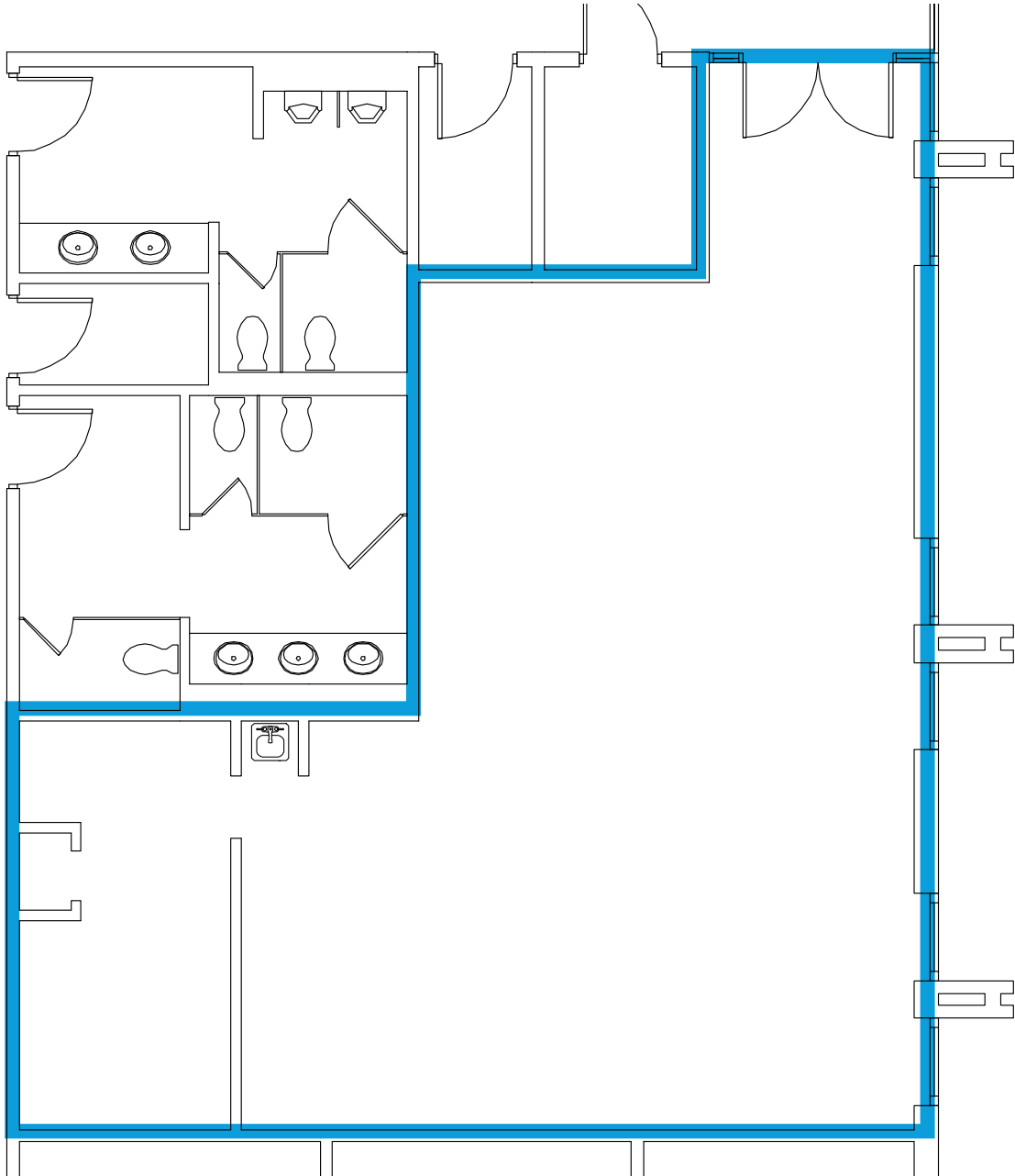
Colliers International

2221 Edward Holland Dr

Suite 600 | Richmond, VA

P: +1 804 320 5500

Floor Plan 1,260 SF



Contact us:

Catherine Walker

Senior Associate
+1 804 968 1978
catherine.walker@colliers.com

Malcolm Randolph, SIOR

Senior Vice President
+1 804 267 7208
malcolm.randolph@colliers.com



Demographics



2023 Current
Population

9,426

(1 miles)

93,313

(3 miles)

217,385

(5 miles)

2023 Daytime
Population

13,910

(1 miles)

115,331

(3 miles)

254,938

(5 miles)



2023 Average
Household Income

\$112,418

(1 miles)

\$122,907

(3 miles)

\$130,896

(5 miles)

Contact us:

Catherine Walker

Senior Associate

+1 804 968 1978

catherine.walker@colliers.com

Malcolm Randolph, SIOR

Senior Vice President

+1 804 267 7208

malcolm.randolph@colliers.com

Colliers

2221 Edward Holland Dr

Suite 600 | Richmond, VA

P: +1 804 320 5500