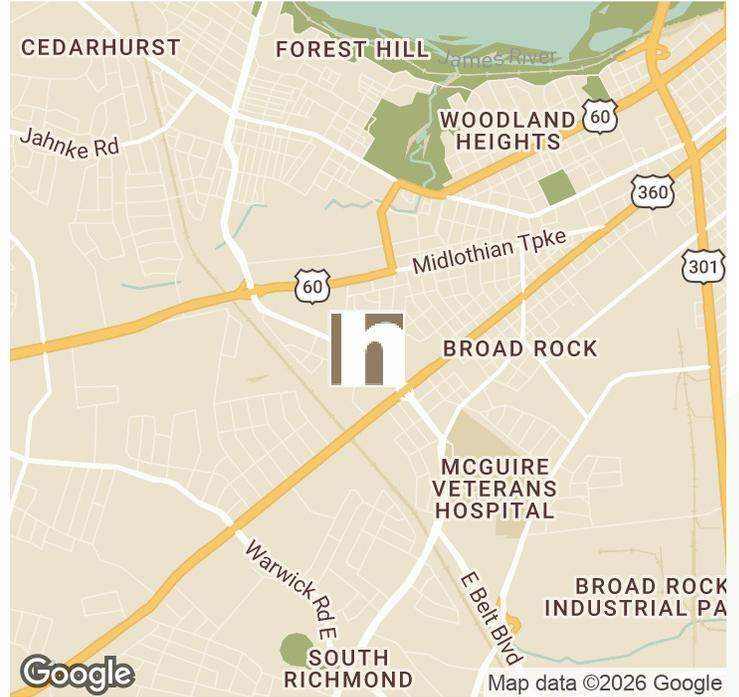


For
Sale

349 E Belt Blvd Retail w/1 Acre Lot

349 E BELT BLVD, RICHMOND, VA 23224



Property Description

1276sf Retail Building with 2 bays on Large 1 Acre Lot, zoned B3 for General Retail Uses, such as Automotive Service, Storage, Gas, Car Wash, Convenience Store with 155' on E. Belt Blvd, located .5mi to I-64 and 4 Mi. to Downtown Richmond. This location is a designated Enterprise Zone with Incentives that include reduction of permit fees, user fees, business, professional and occupational license taxes, partial exemption from taxation of substantially rehabilitated real estate, and development tax.

Property Highlights

- Automotive Use
- Large Lot
- .5 mi to I-64
- .8 mi to Richmond Veteran Hospital
- 4 mi to Downtown

Offering Summary

Sale Price:	\$825,000
Lot Size:	47,974 SF
Building Size:	1,276 SF
NOI:	\$43,416.00
Cap Rate:	5.25%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	267	957	6,515
Total Population	786	2,620	15,810
Average HH Income	\$50,907	\$56,473	\$66,487



Susan Haas, MURP Principal Broker

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Location Description

Centrally Located, located .5mi to I-64, .8 mi to McGuire Veteran Medical Hospital and 4 Mi. to Downtown Richmond. This location is a designated Enterprise Zone

Location Details

Market	Richmond
Sub Market	Southside
County	Richmond city
Cross Streets	Hull St



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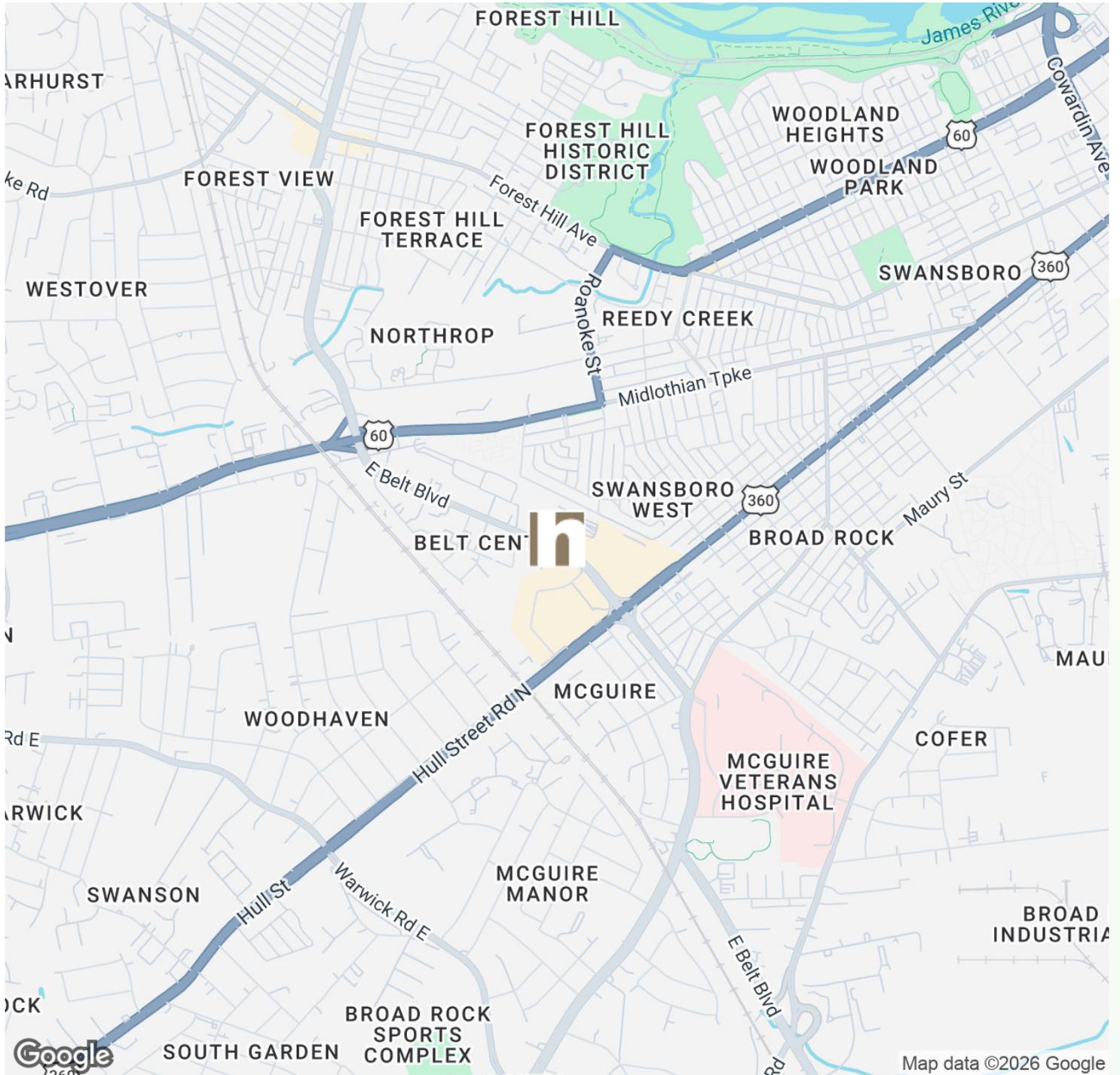
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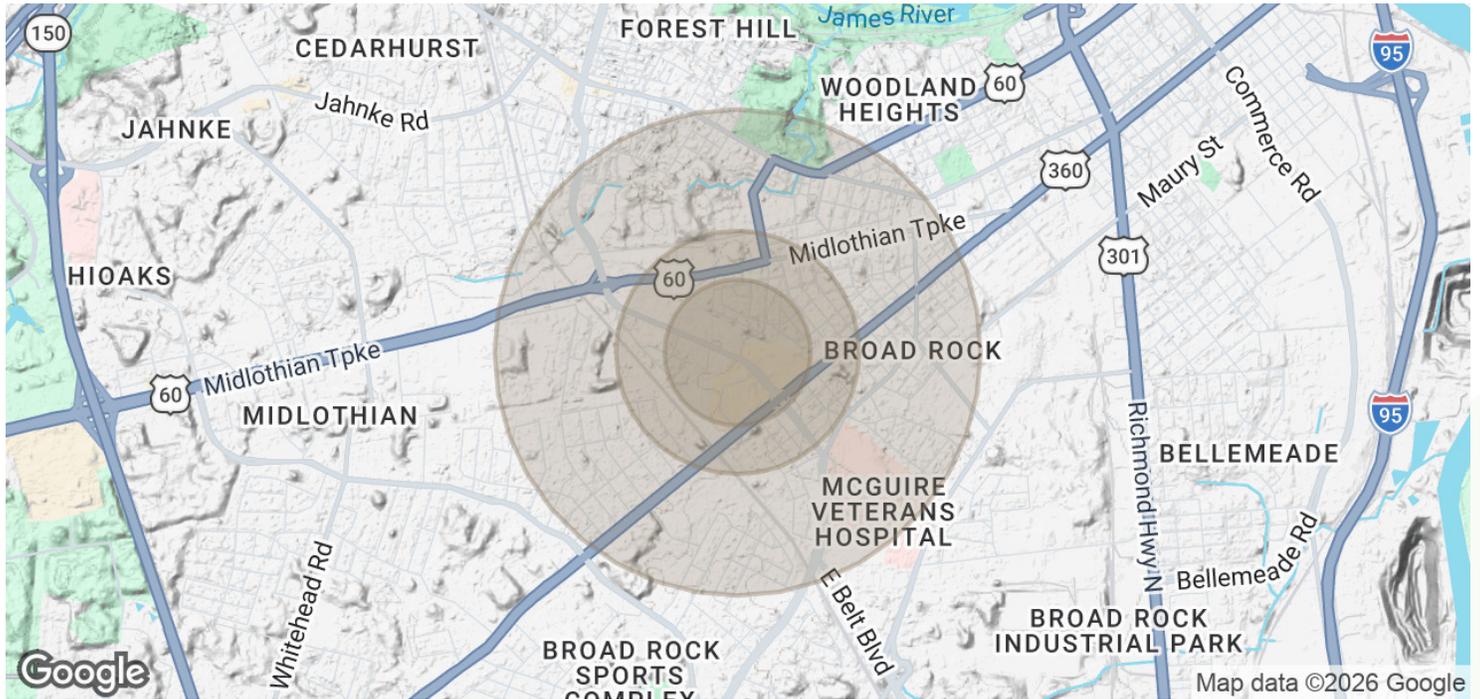
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	786	2,620	15,810
Average Age	32	35	37
Average Age (Male)	31	33	36
Average Age (Female)	33	36	37
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	267	957	6,515
# of Persons per HH	2.9	2.7	2.4
Average HH Income	\$50,907	\$56,473	\$66,487
Average House Value	\$225,927	\$250,019	\$342,149

Demographics data derived from AlphaMap



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