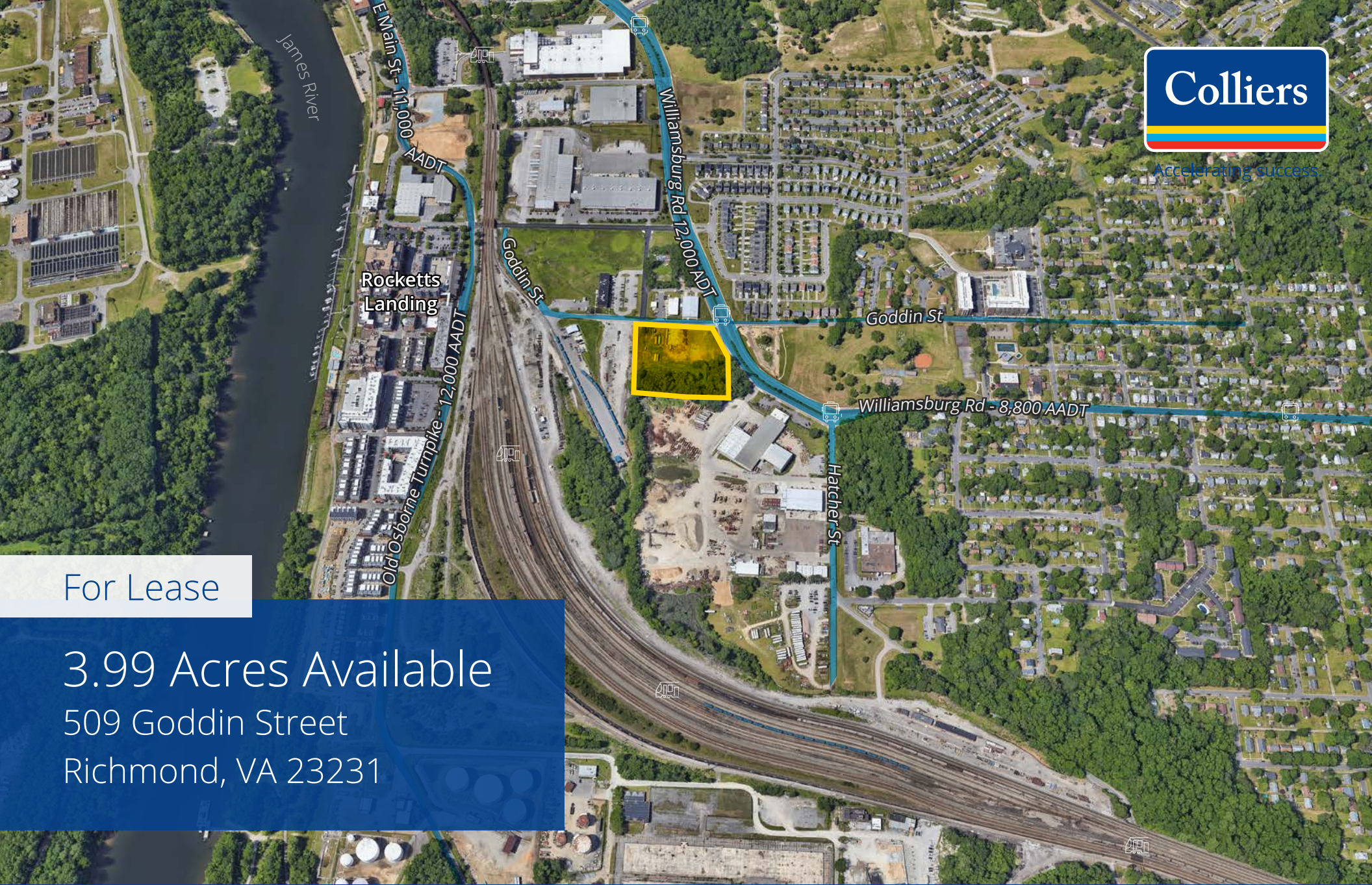




Accelerating success



For Lease

3.99 Acres Available  
509 Goddin Street  
Richmond, VA 23231

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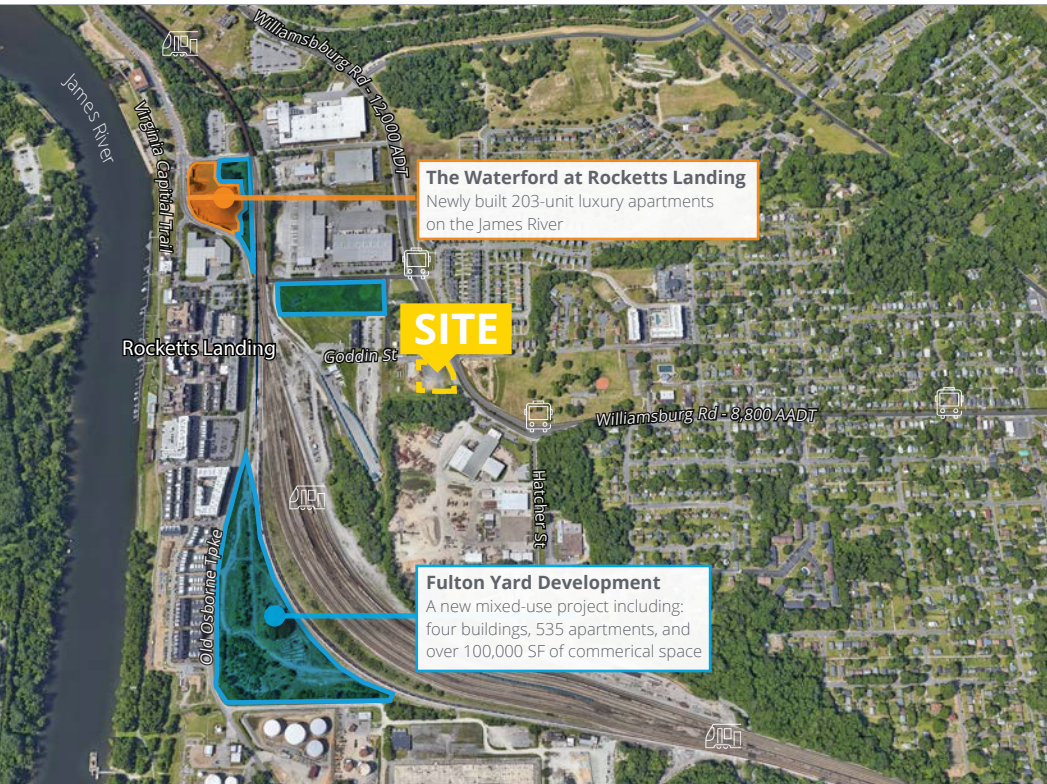
# 509 Goddin Street

Ground lease or build-to-suit land available located on the corner of Goddin Street and Williamsburg Rd.

The property is well located in an underserved retail quadrant surrounded by dense residential, adjacent to Rocketts Landing (650+ residences and 200,000 SF of commercial space) and Fulton Yard (535 planned and approved apartments with 100,000 SF of commercial).

## About the Property

Zoning:	M-2 and B-2
Traffic Counts:	Williamsburg Rd – 8,800 AADT Williamsburg Ave – 12,000 ADT Old Osborne Tpke – 12,000 AADT E Main St – 11,000 AADT



## Demographic Characteristics

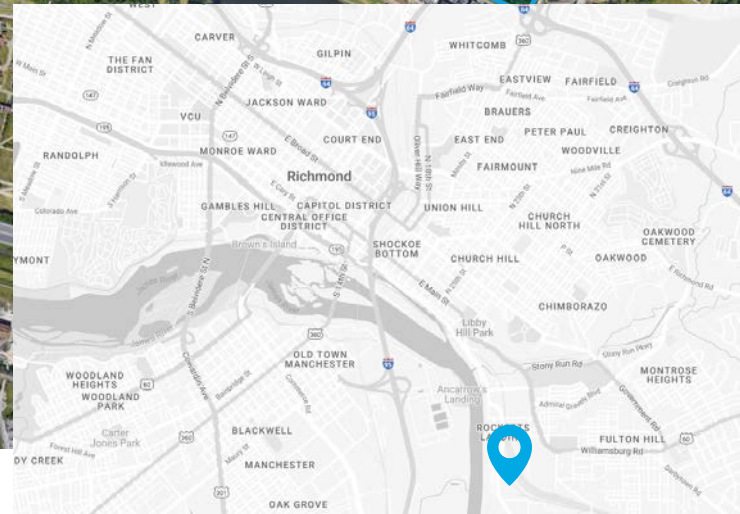
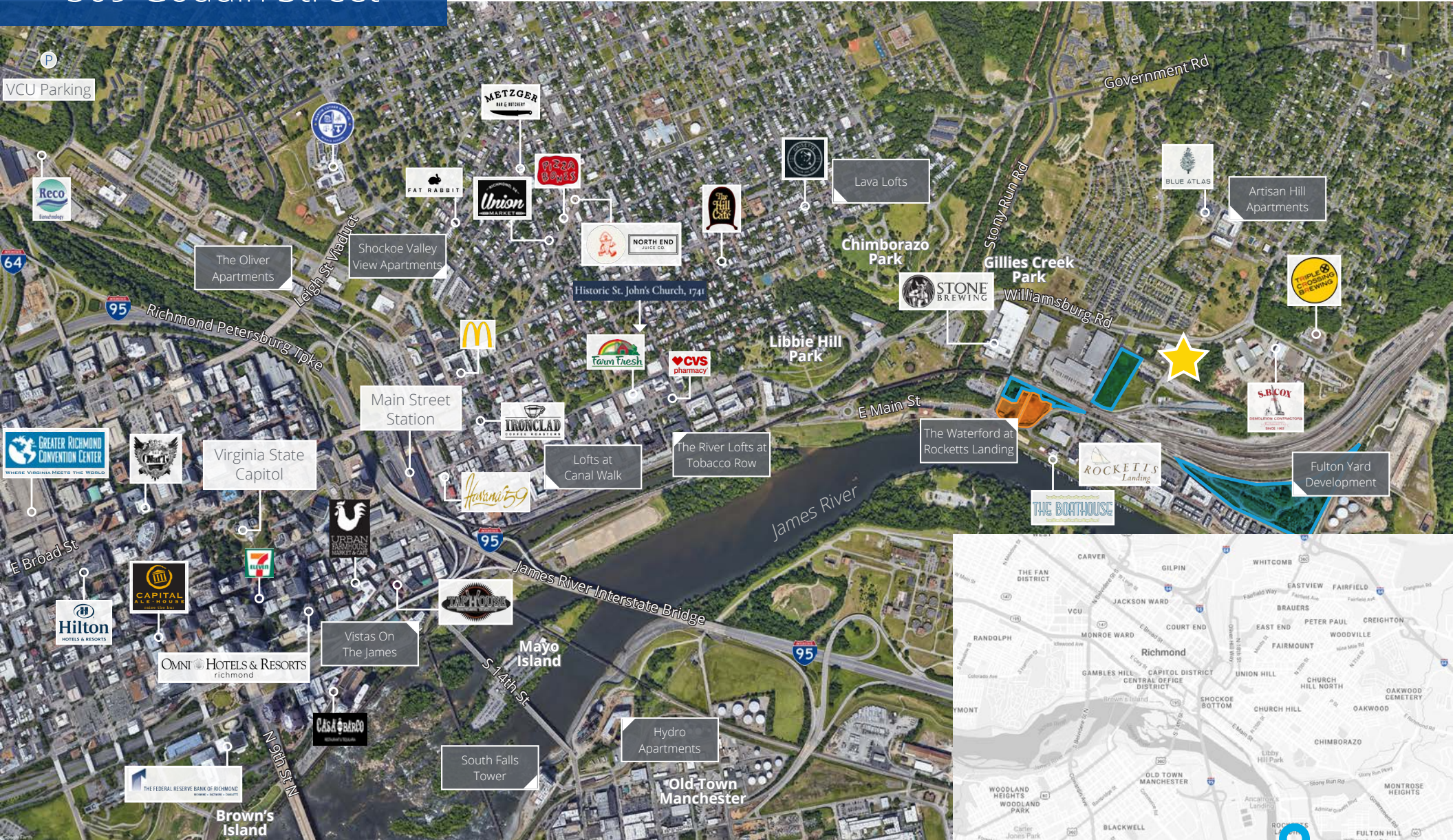
- The land is located 3 minutes from downtown Richmond, 5 minutes to I-95 and I-64, connected by the GRTC Pulse, right on the Capital Bike Trail and walking distance to Rocketts Landing.

Icon	2022 population	2022 daytime population	2022 Average Household Income
	6,956 (1 miles)	5,411 (1 miles)	\$94,416 (1 miles)
	84,561 (3 miles)	134,816 (3 miles)	\$70,448 (3 miles)
	218,940 (5 miles)	273,813 (5 miles)	\$78,599 (5 miles)

	1 Mile	3 Miles	5 Miles
<b>Median Value Owner Occupied Home</b>	\$335,522	\$227,903	\$245,281
<b>Housing Units</b>	3,610	44,185	104,903
<b>Owner Occupied Homes</b>	55.3%	33.9%	41.8%
<b>Renter Occupied Units</b>	44.7%	66.1%	58.2%

Icon	2022 Total Retail Sales
	\$79,645,177 (1 miles)
	\$713,443,822 (3 miles)
	\$1,914,479,492 (5 miles)

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