

Ground Floor Retail/Office 1,000 SF - Immediate Occupancy

EXCLUSIVE LISTING

FOR LEASE



900 W FRANKLIN ST

RICHMOND, VA 23220

 **\$25 PSF/NNN + \$3 PSF (CAM)**

PROPERTY HIGHLIGHTS

- ✓ HIGH FOOT TRAFFIC LOCATION
- ✓ IN THE CENTER OF VCU CAMPUS
- ✓ CORNER GROUND FLOOR LOCATION
- ✓ HIGHLY VISIBLE WITH PROMINENT SIGNAGE POTENTIAL
- ✓ MOSTLY OPEN FLOOR PLAN

ANN SCHWEITZER RILEY | 804.723.0446
ann.schweitzer@onesouthcommercial.com

LORY MARKHAM | 804.248.2561
lory.markham@onesouthcommercial.com



Welcome to 900 W Franklin St, a prime retail leasing opportunity located in the heart of Virginia Commonwealth University in Richmond, VA.

Located in a bustling area with thousands of students walking by every day, this space is ideal for a wide range of retail uses looking to attract a diverse and energetic customer base. This property offers up to 1,000 square feet of commercial space that is ready for immediate occupancy. The interior is spacious with an open layout that can be easily customized to fit your specific business needs. Parking is available conveniently located in a nearby parking deck.

Surrounded by a variety of amenities including restaurants, shopping, and entertainment venues, this commercial space is easily accessible by car or public transportation, with several bus stops and major highways nearby. With its prime location on the VCU campus, this space is a rare opportunity to tap into a vibrant and growing market.

Don't miss out on the chance to lease this exceptional commercial space at 900 W Franklin in Richmond, VA.

QUICK FACTS

ADDRESS | 900 W Franklin St
Richmond, VA 23220

PID | W0000468020

ZONING | R-73

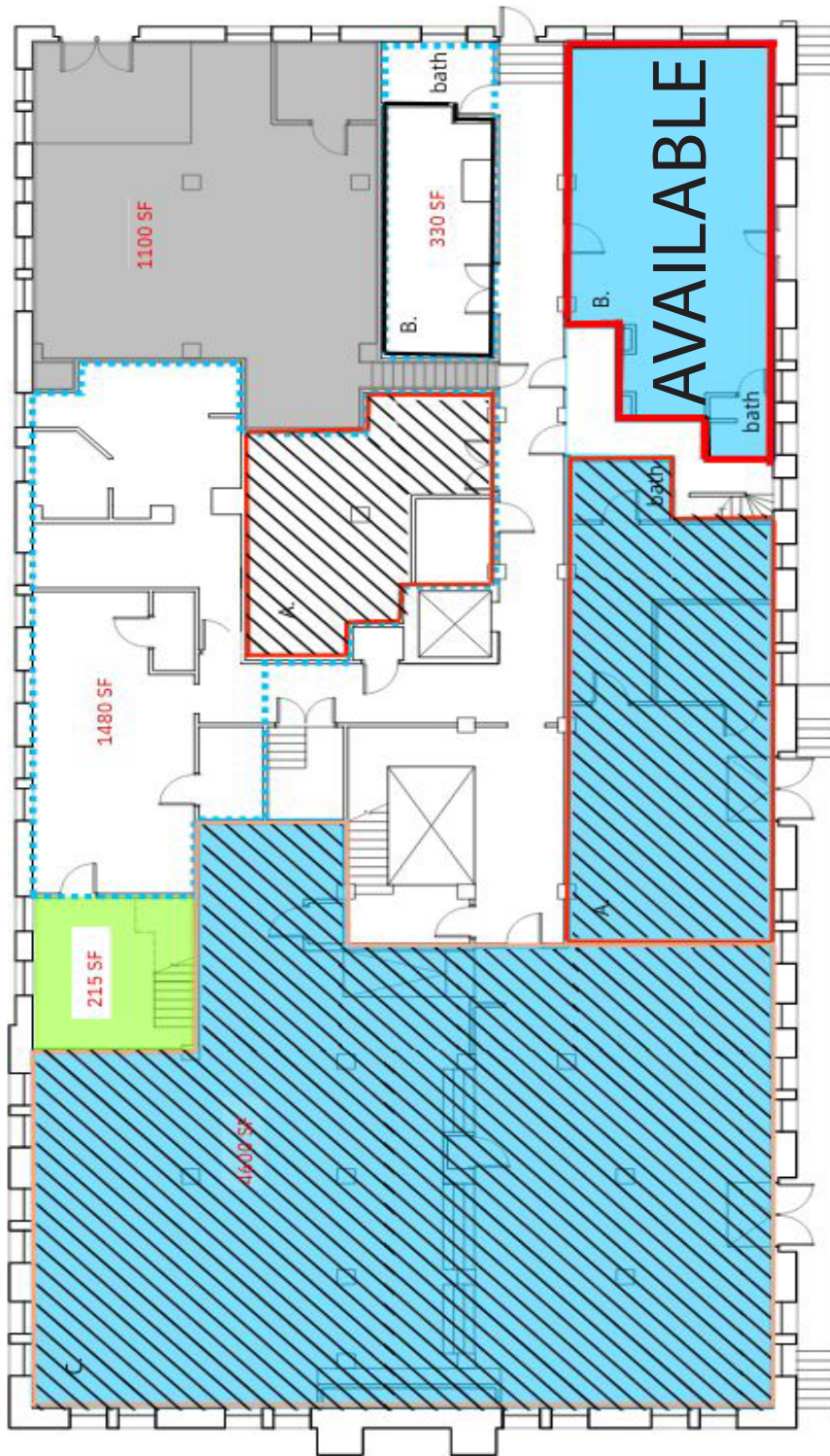
GLA | 1,000 SF

LOT SIZE | 0.281 AC

YEAR BUILD | 1900

LEASE PRICE | \$25 PSF/NNN
+ \$3 PSF (CAM)





BASEMENT FLOOR PLAN
[Scheme A]

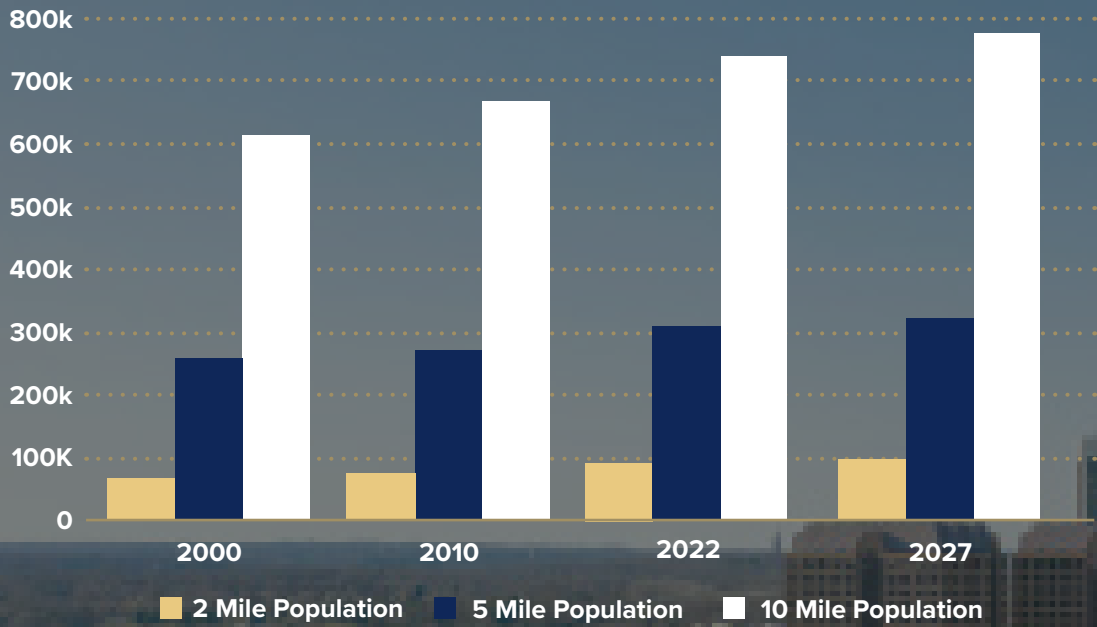
VCU - MONROE WARD



Located in the heart of the Arts and Cultural District, 900 W Franklin St is in an area on a dynamic upswing with new retail, restaurant, gallery and entertainment options with a spurt of new development activity. The unique architecture and beautiful storefronts make the neighborhood a favorite for shoppers, diners and art lovers. With close proximity to VCU academic campus, the Central Business District, City Hall, State Capitol and State Offices, Federal Courthouse and the VCU Health Systems Medical Campus as well as a slew of nationally reputed dining and hospitality options, this location is a gem!

Just steps away from the VCU Depot, the Institute for Contemporary Art, and the VCU Siegel Center, Quirk Hotel, and the Jefferson Hotel, 900 W Franklin St is extremely walkable to multiple local establishments and national chain restaurants, a bevy of local retail shops and entertainment venues, the much anticipated Whole Foods grocery store at Sauer Center, a growing collection of highly reputed restaurants, breweries, and upscale retail boutiques along the Broad and Grace corridors, and is a quick trip to any neighborhood in the city via the City's new Bus Rapid Transit (BRT) system, "the Pulse".

POPULATION GROWTH



TRAFFIC				
COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Shafer St	W Franklin St SW	854	2022	0,02 mi
W Franklin St	Shafer St SE	7,012	2022	0.04 mi
W Franklin St	Shafer St SE	6,780	2022	0.04 mi
Shafer St	W Grace St NE	674	2022	0.05 mi
W Grace St	Shafer St SE	5,360	2022	0.06 mi
W Grace St	Shafer St SE	5,584	2022	0.06 mi
W Grace St	N Laurel St SE	5,351	2022	0.10 mi
W Franklin St	N Laurel St SE	7,398	2022	0.10 mi
N Harrison St	W Grace St NE	5,975	2022	0.10 mi
Shafer St	W Broad St NE	2,296	2022	0.11 mi



57%

RENTER OCCUPIED



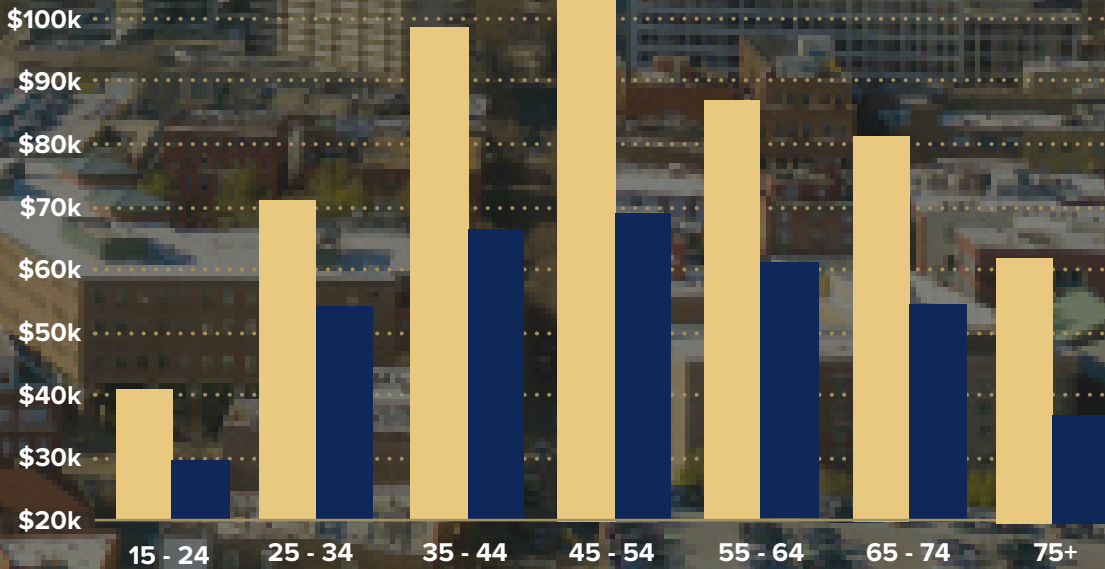
43%

OWNER OCCUPIED

HOUSING OCCUPANCY

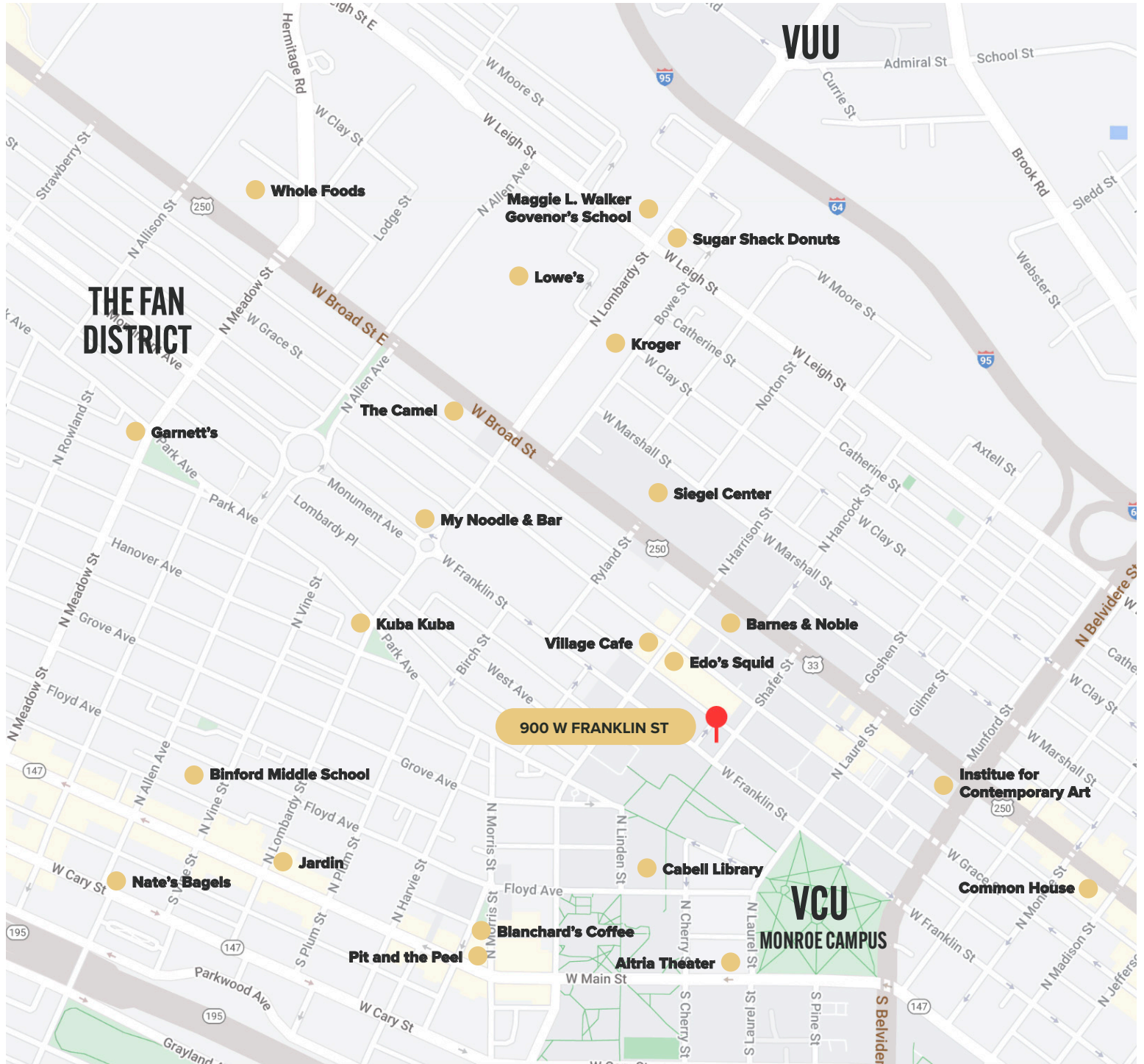
5 mile 2022 Housing Units

HOUSEHOLD INCOME BY AGE



■ 5 mile 2022 Avg Household Income ■ 5 mile 2022 Median Household Income

LOCATION



900 W Franklin St is situated in one of the largest growing neighborhood commercial corridors in Richmond. Located in the center of VCU's Monroe Campus, restaurants, local businesses, museums, and more are conveniently neighbored for a dynamic neighborhood.

WALKABILITY SCORE: 92

TRANSIT SCORE: 48

BIKE SCORE: 82



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENTS



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