

## 110 N 18TH STREET

Richmond, VA 23223



### OFFERING SUMMARY

<b>Sale Price:</b>	\$900,000
<b>Building Size:</b>	5,757 SF
<b>Lease Rate:</b>	\$8,500/mo NNN
<b>Lot Size:</b>	0.344 Acres
<b>Year Built:</b>	1900
<b>Zoning:</b>	B-5

### PROPERTY OVERVIEW

Former Ponies & Pints restaurant/bar is a 5,757 sf retail space on .1359 acre lot and is available for sale or lease at 110 N 18th Street between E Grace St and revitalized E Franklin St in Historic Shockoe Bottom. In addition, an adjacent 26-space paved parking lot on .208 acres at 118 N 18th St is also for sale or lease with the building.

### PROPERTY HIGHLIGHTS

- Proven profitable restaurant/bar location for 11 years
- Large 16' x 48' enclosed patio with separate bar
- Adjacent .208 (9,061 sf) 26 space paved lot for sale with building at \$700,000
- Near Farmer's Market and other restaurant destinations
- 2,555 apartments within 1/4 mile radius
- Located in Enterprise Zone III, CARE Area and Shockoe Valley & Tobacco Row Historic District

#### BILL PHILLIPS, CCIM

Senior Associate

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**FOR SALE**

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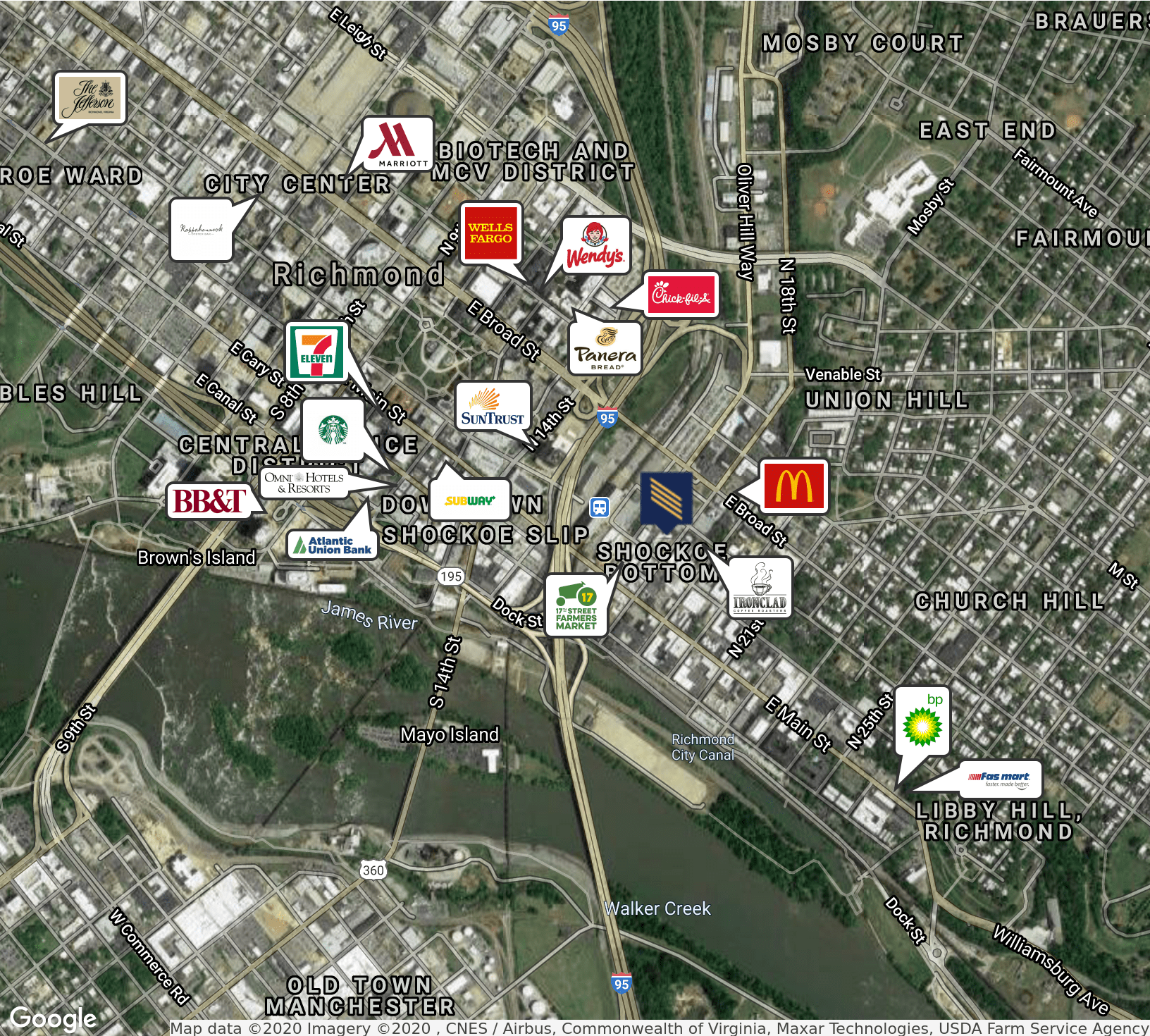


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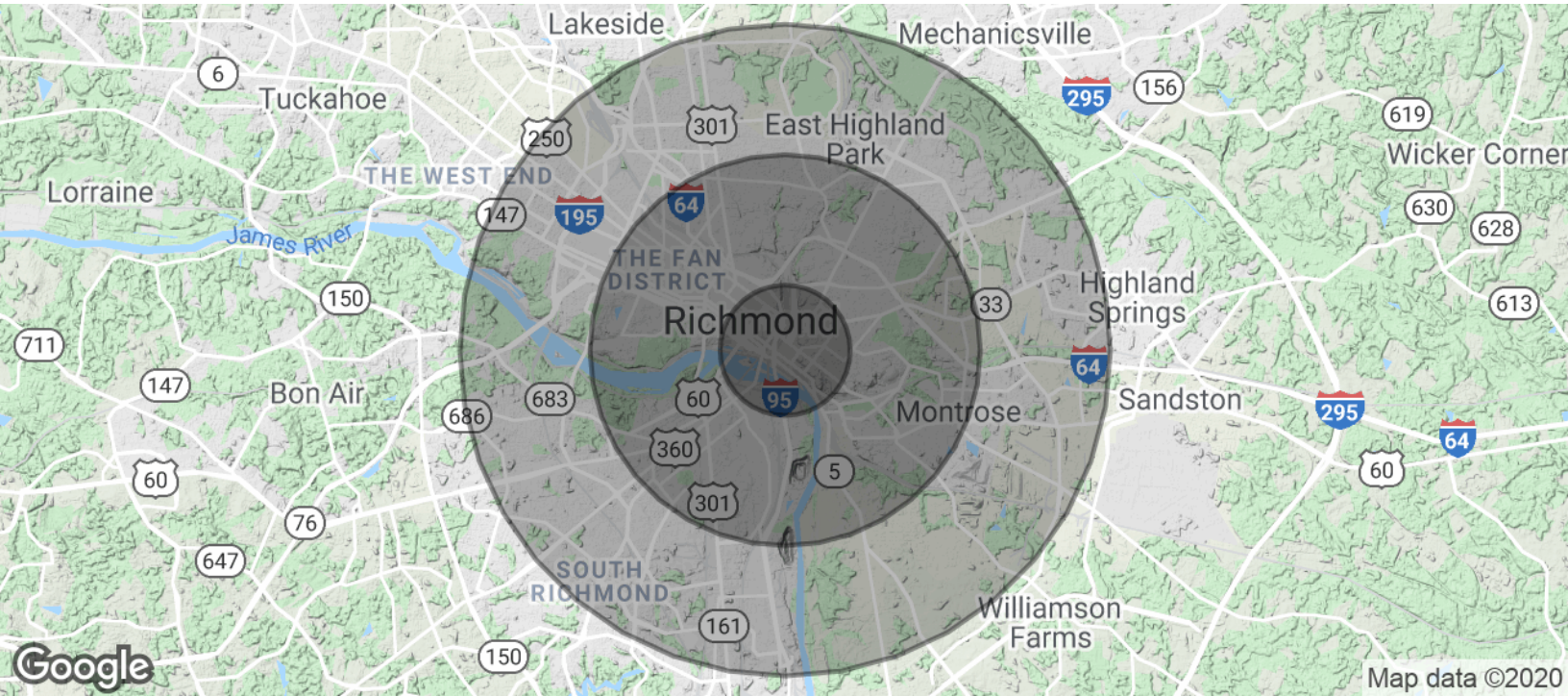
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	14,744	110,162	227,904
<b>Average age</b>	29.3	31.1	33.2
<b>Average age (Male)</b>	29.6	29.8	31.3
<b>Average age (Female)</b>	29.2	32.2	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total households</b>	6,752	42,970	93,746
<b># of persons per HH</b>	2.2	2.6	2.4
<b>Average HH income</b>	\$52,212	\$43,979	\$51,404
<b>Average house value</b>	\$226,339	\$190,514	\$225,175

\* Demographic data derived from 2010 US Census

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