



Seeking Qualified Cafe/Restaurant Operator For Large Office Park

# Ratcliffe Building

## 1602 Rolling Hills Dr, Richmond, VA

**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

VISIT WEBSITE



Colliers

### CONTACT US

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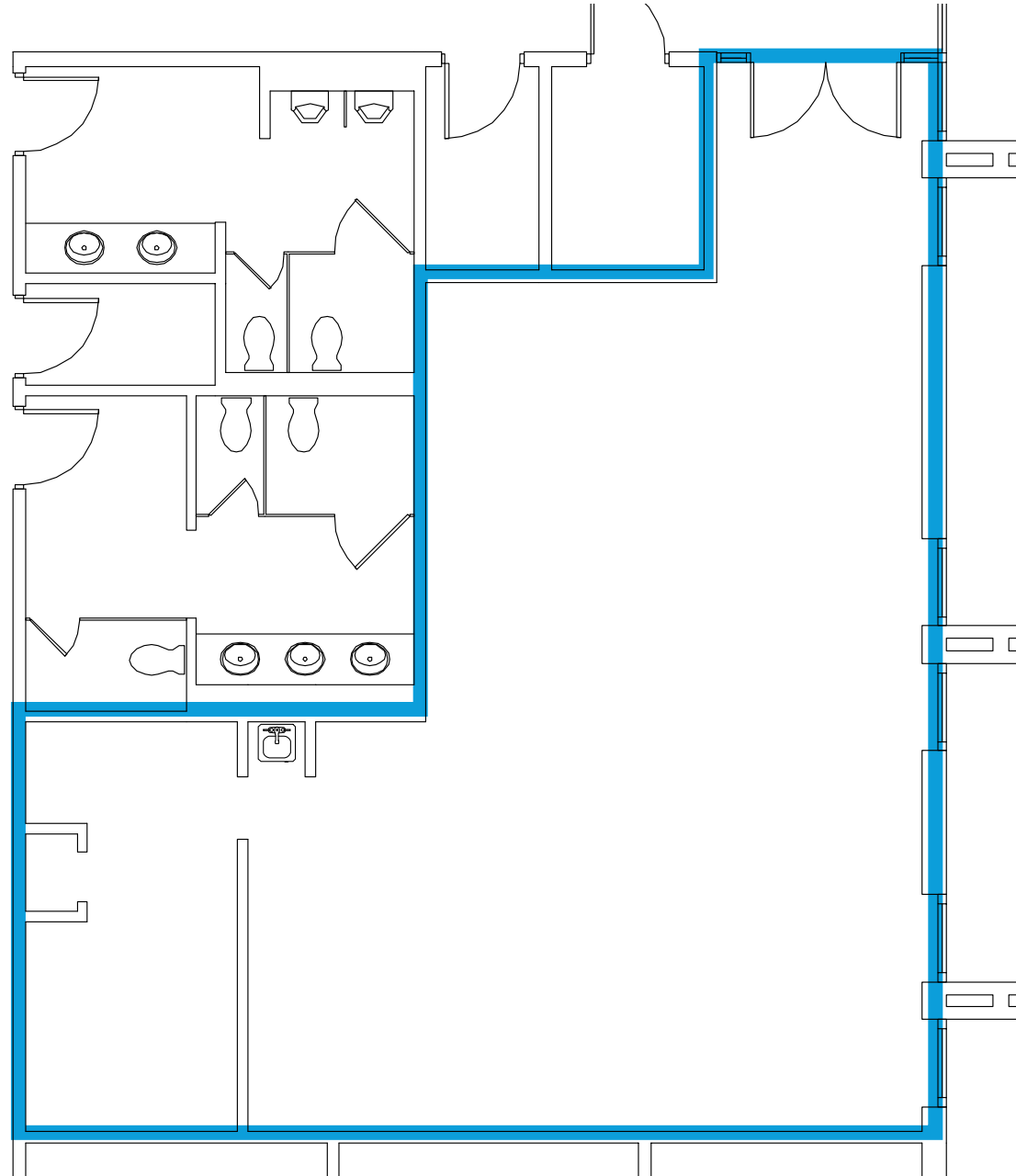
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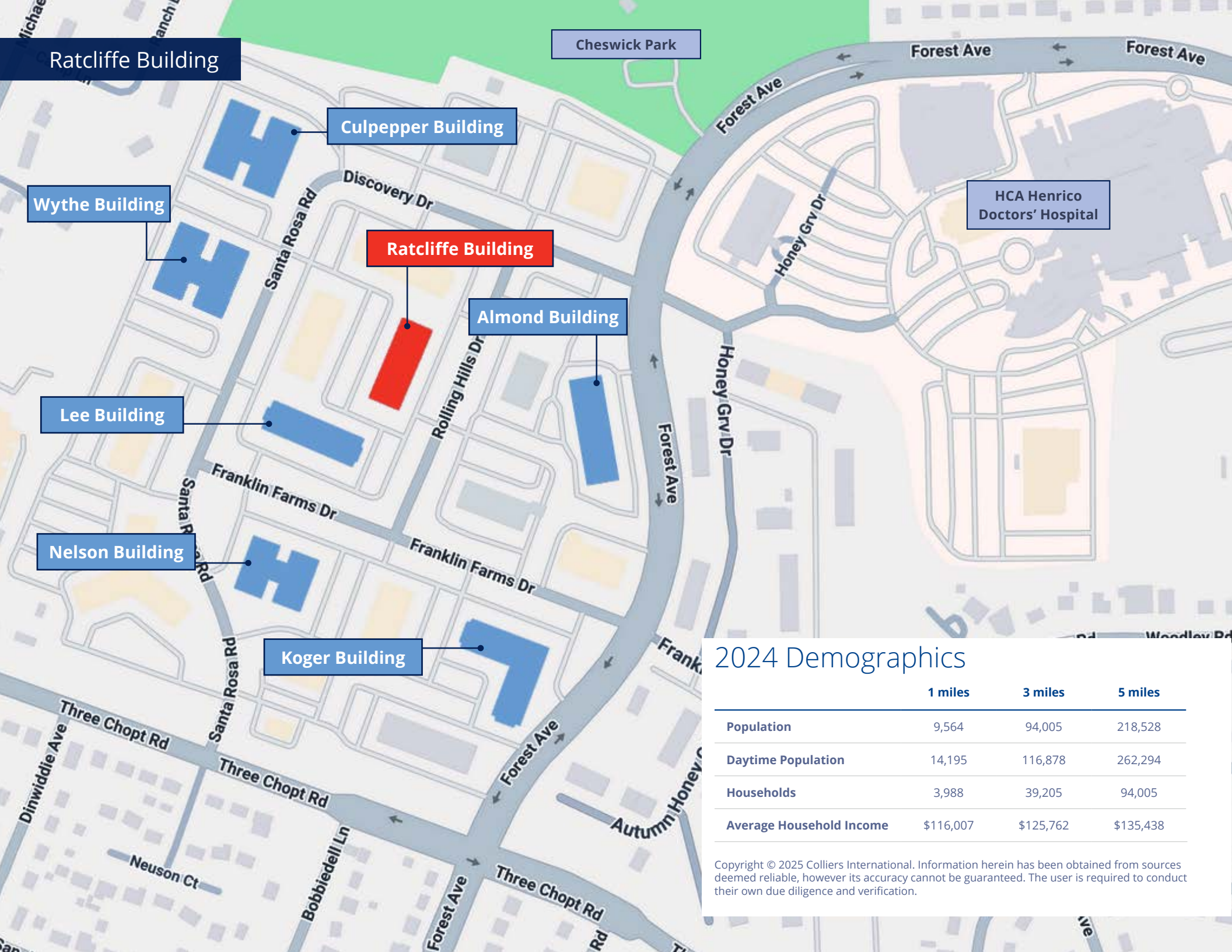
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# Ratcliffe Building

1,260 SF







Ratcliffe Building

Cheswick Park

Culpepper Building

Wythe Building

HCA Henrico  
Doctors' Hospital

Ratcliffe Building

Almond Building

Lee Building

Nelson Building

Koger Building

## 2024 Demographics

	1 miles	3 miles	5 miles
Population	9,564	94,005	218,528
Daytime Population	14,195	116,878	262,294
Households	3,988	39,205	94,005
Average Household Income	\$116,007	\$125,762	\$135,438

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# Ratcliffe Building

WEDGEWOOD

Regency Mall

Panera  
BREAD™



Cheswick Park

Henrico Doctors' Hospital

Forest Office Park



Reynolds Crossing

Walmart

Orangetheory  
FITNESS

mezeh



toast  
NEW AMERICAN GASTRO PUB

Publix

GINGER JUICE

Blue Cow  
ICE CREAM CO.



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