

**For Sale/Sublease  
3,500 SF**

# 8810 Patterson Avenue

Richmond, Virginia 23229

Highly Visible Former QSR

**CBRE**





# Overview

Highly visible fully equipped drive-thru restaurant along Patterson Avenue near Regency Shopping Mall in the West End of Richmond, VA. Existing building is 3,500 square feet and sits on 0.93 acres. The property is easily accessible, with multiple access points along Patterson Ave and Quail Ln. 21,000+ VPD directly along Patterson Ave make this an excellent opportunity for any convenience restaurant or retailer. Call agent for pricing.

## 3,500 SF

Total Building Area

## 0.93 AC

Total Land Area

## Existing Drive-Thru

Restaurant Building with FF&E

## Full Access

Along Patterson Ave via Quail Ln,  
Two Right-In/Right-Outs

## Pylon Signage

Grandfathered

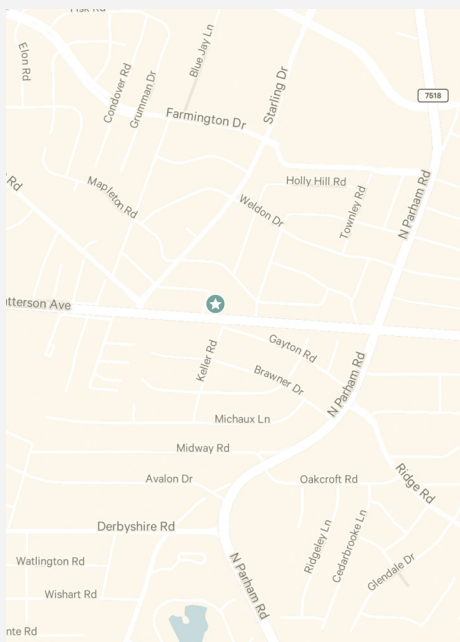
## 2003

Year Built





# Demographics



78,127

Population  
(< 3 Miles)

40,242

Daytime Population  
(< 3 Miles)

31,424

Households  
(< 3 Miles)

2,568

Businesses  
(< 3 Miles)

\$142,163

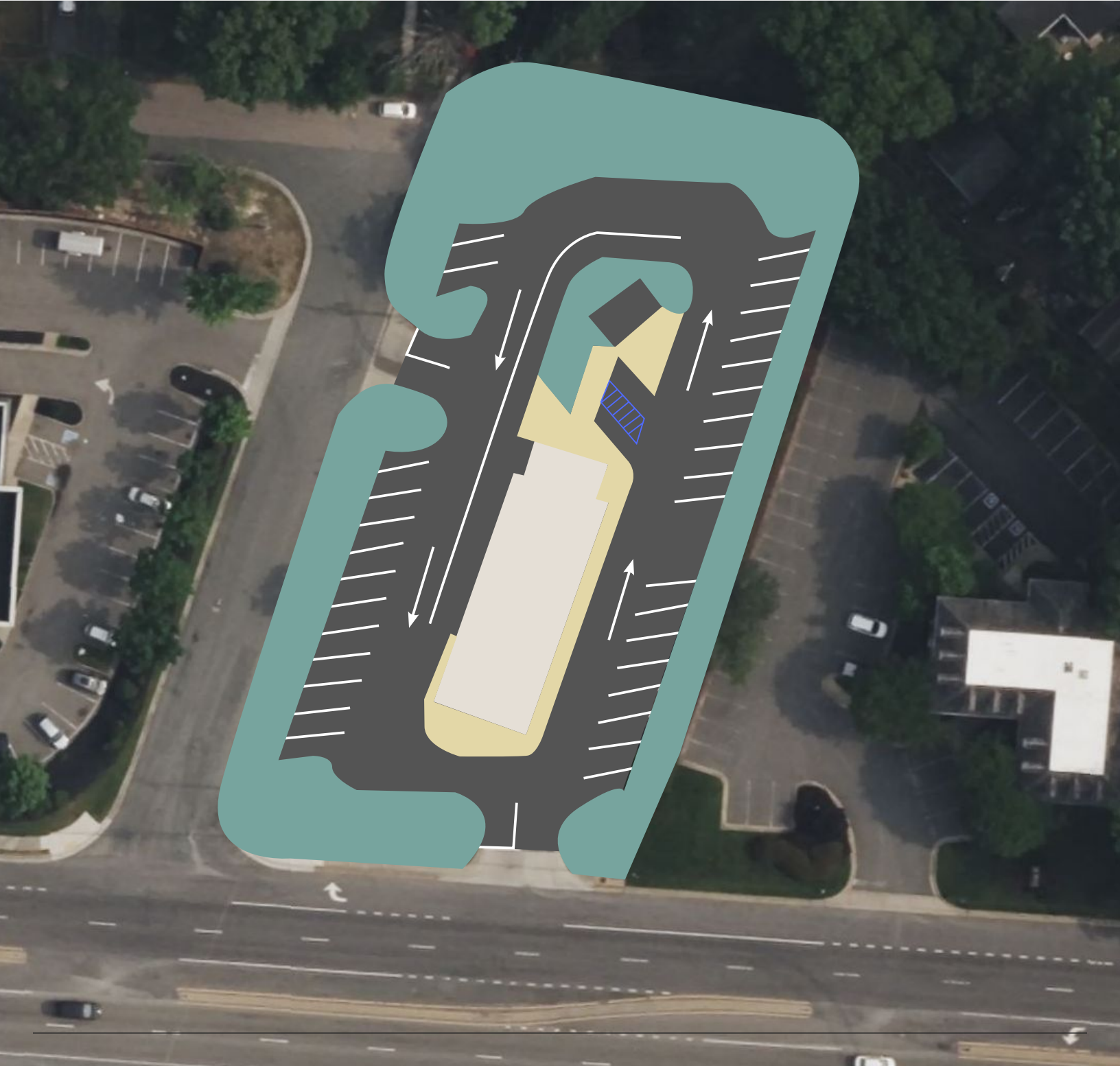
Average Household Income  
(< 3 Miles)

38.8

Median Age  
(< 3 Miles)

# Site Plan

**8810 Patterson Avenue**

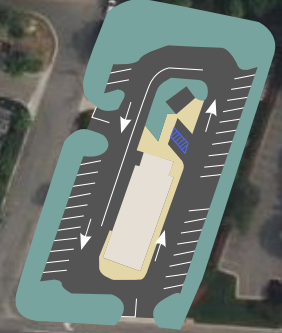




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8810 Patterson Ave, Richmond, VA 23229

**SITE**



# 8810 Patterson Avenue

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