

FOR LEASE

1617 East Franklin Street Richmond, VA 23219



Exclusive Agent:

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- 4,678 SF
- 3 story
- Zoned B-5
- Wet Sprinkler System
- Located on corner of 17th Street & East Franklin Street
- Lease: Call for Information

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1617 E. Franklin St., Richmond, VA 23219

Retail Property For Lease



OFFERING SUMMARY

Available SF:	4,678 SF
Year Built:	1850
Building Size:	4678 SF
Zoning:	B-5
Market:	NEQ
Submarket:	RichDownt

PROPERTY HIGHLIGHTS

- ~4,678 SF
- 3 story
- Zoned B-5
- Wet Sprinkler System
- Located on corner of 17th Street & East Franklin Street
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	6,612	43,450	94,342
Total Population:	14,341	111,042	229,372
Average HH Income:	\$52,162	\$44,319	\$51,574



Construction on the 17th Street Market has begun and is expected to be complete in the Spring of 2018. The design focuses on creating a pedestrian-oriented and vibrant plaza that will serve as a gathering place for all, from urban professionals and young families to senior residents and tourists. The design features innovative landscaping, an interactive fountain, and seasonal light displays. The market will support mixed-use business development, and existing restaurants surrounding the plaza's perimeter will be given additional space for outdoor dining.

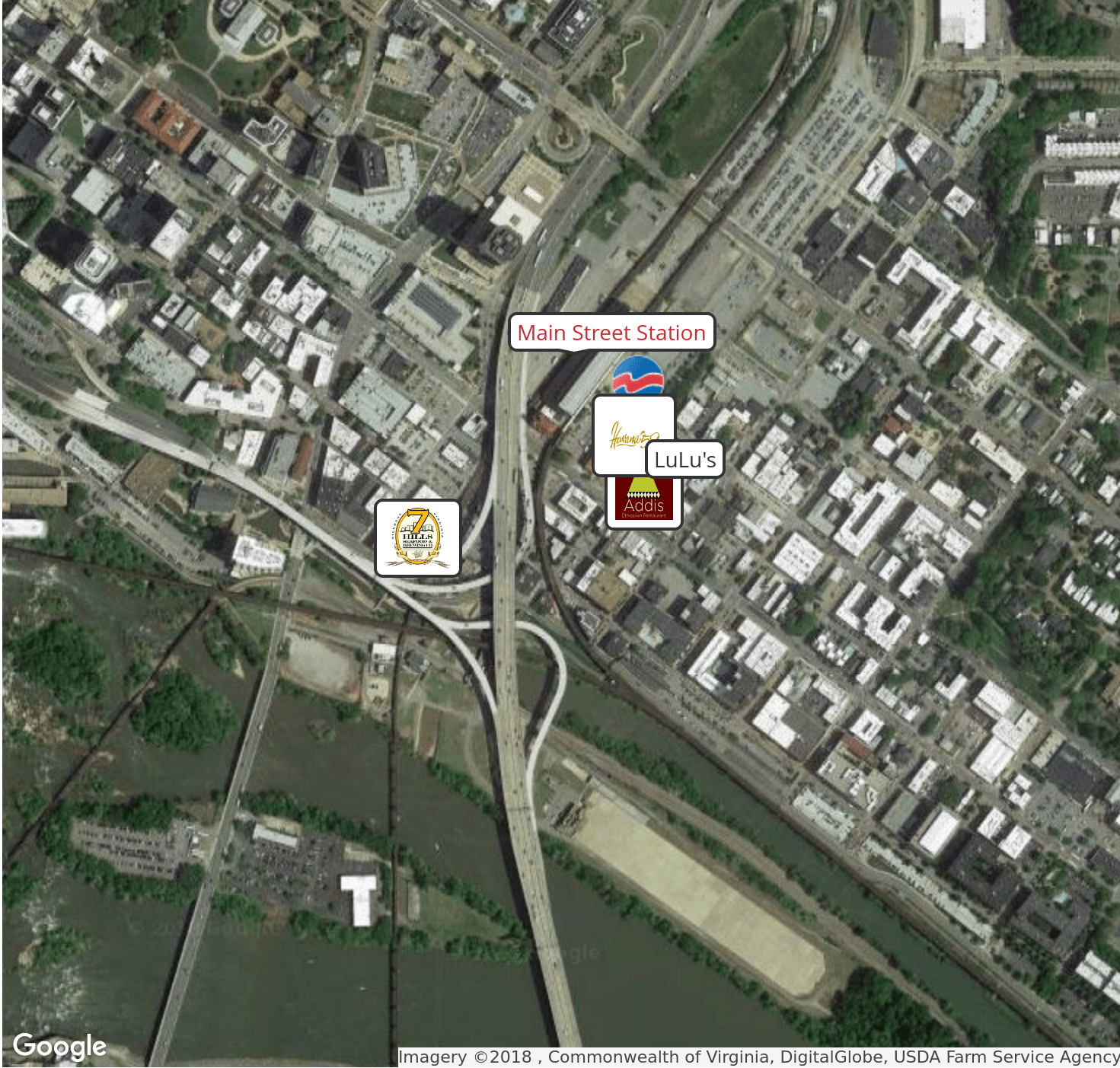
The City of Richmond selected Enrichmond to manage and insert programming into the market once construction is completed. The vision for the market is to provide the diverse neighborhood with a vibrant community space where they can find healthy, sustainably sourced foods and support local farmers, neighborhood retailers, and restaurants. As a family-friendly market square, several additional activities and events will be planned throughout the year designed to engage and entertain our neighbors.

**All renderings provided here are courtesy of Baskervill.*



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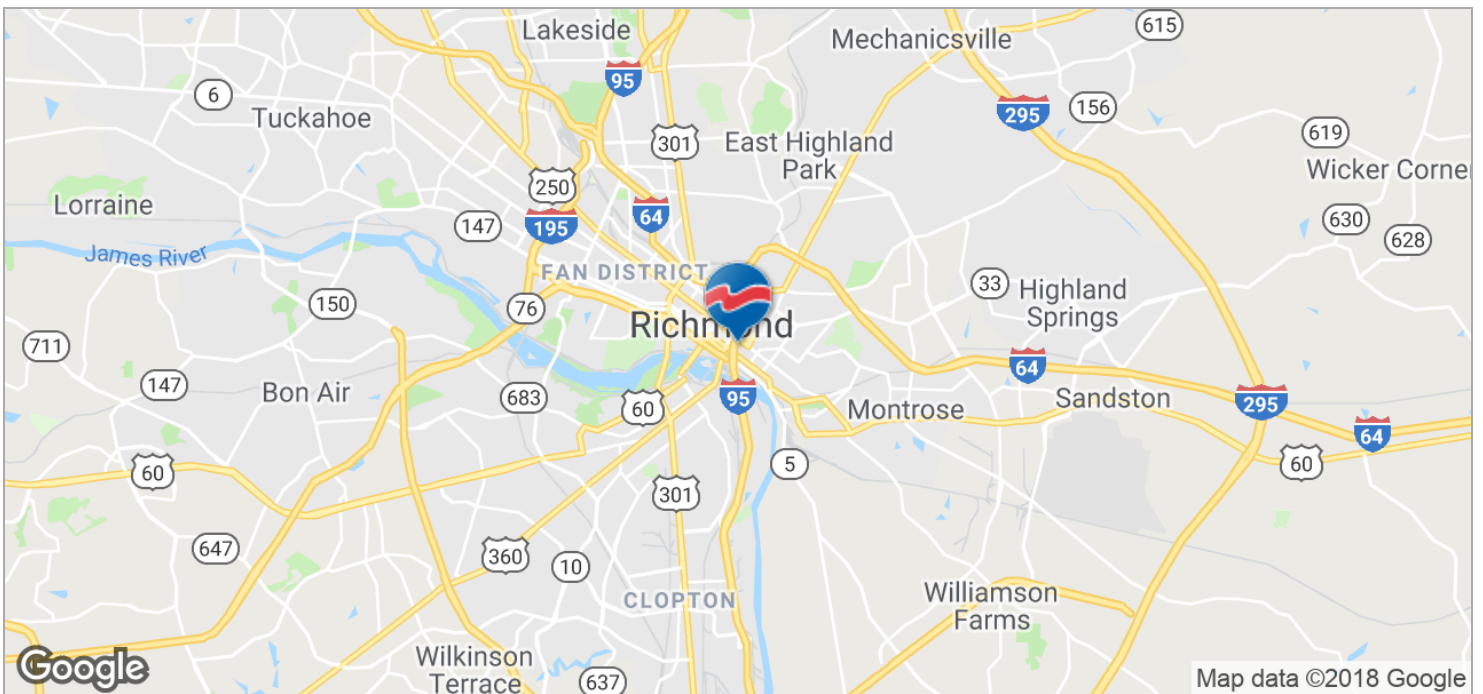
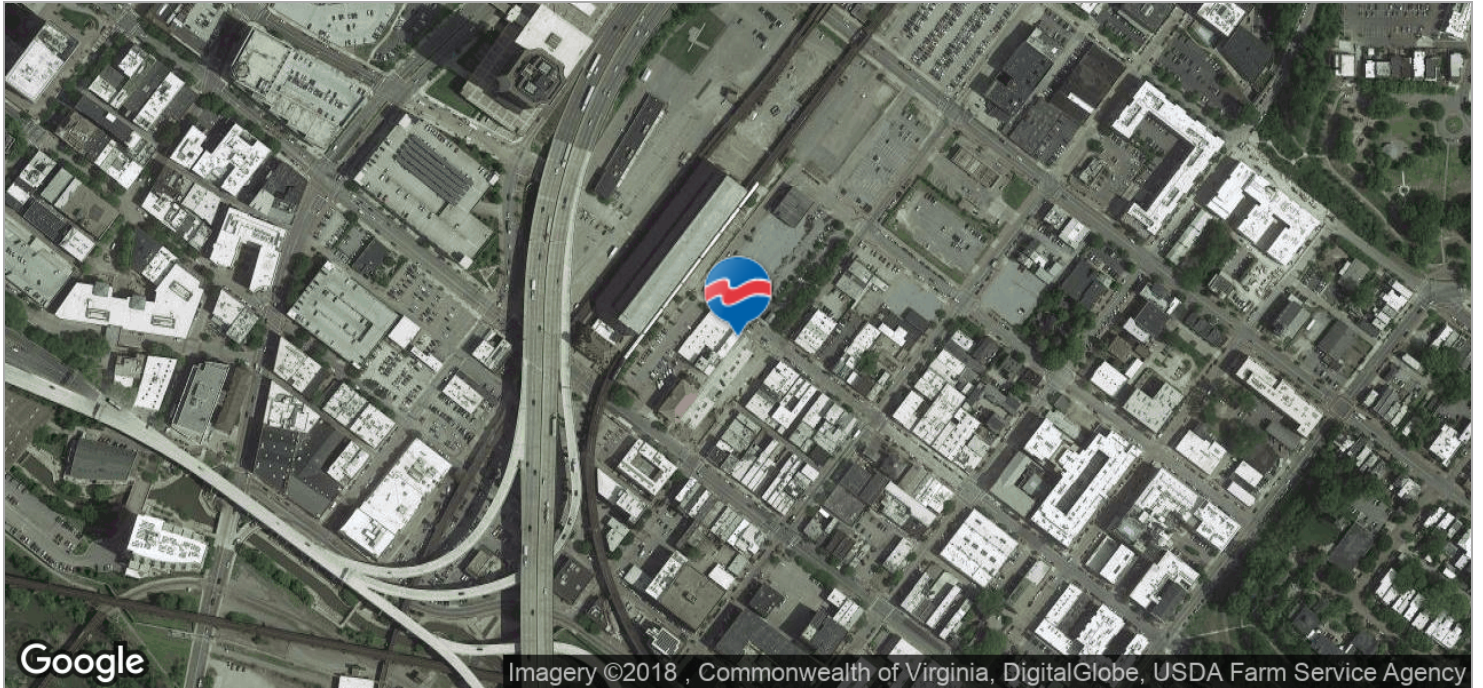


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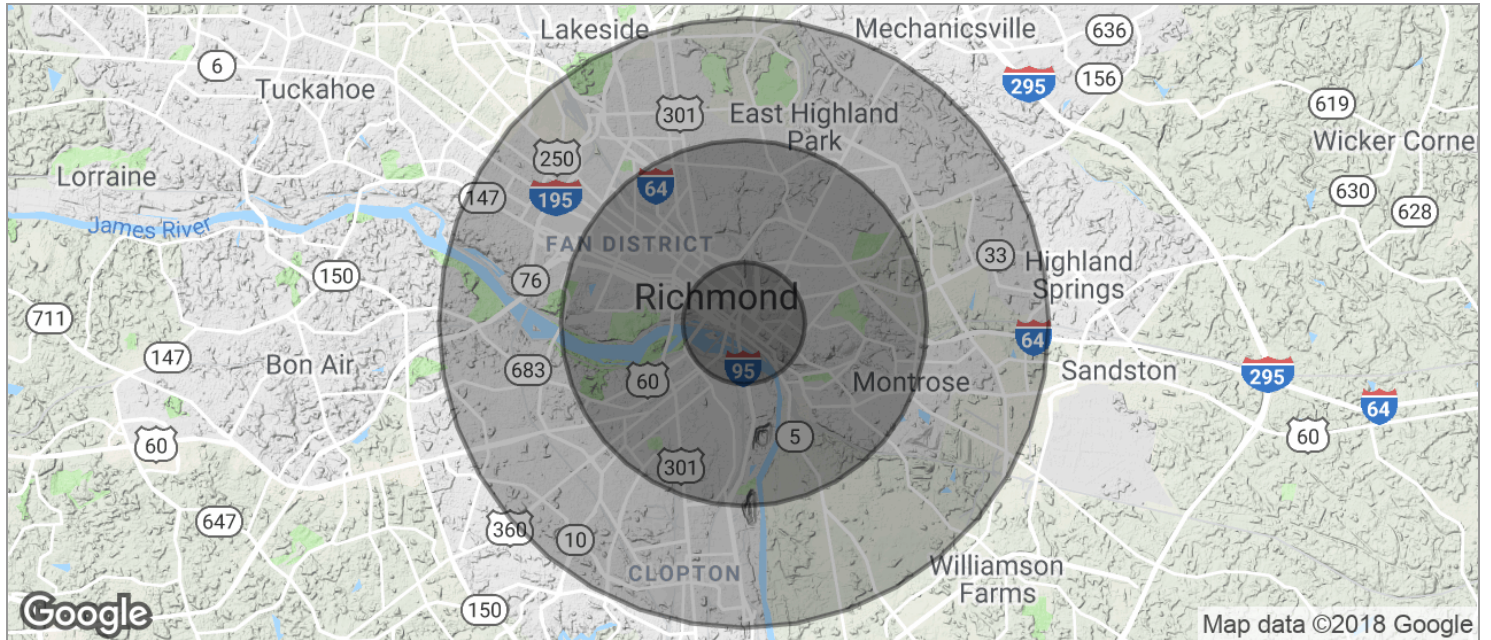


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,341	111,042	229,372
MEDIAN AGE	29.0	31.1	33.2
MEDIAN AGE (MALE)	29.4	29.7	31.4
MEDIAN AGE (FEMALE)	28.8	32.3	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,612	43,450	94,342
# OF PERSONS PER HH	2.2	2.6	2.4
AVERAGE HH INCOME	\$52,162	\$44,319	\$51,574
AVERAGE HOUSE VALUE	\$227,847	\$193,842	\$224,526

* Demographic data derived from 2010 US Census

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