

172 EAST BELT BLVD.

CBRE

RICHMOND, VA 23224



2,508 SF
FOR SUBLEASE





PROPERTY OVERVIEW

WENDY'S FOR SUBLEASE

The property features a freestanding building encompassing 2,508 square feet, complete with a convenient drive-thru, situated on a 0.93-acre lot. Its prime location offers close proximity to Richmond's Manchester District, an area of the city experiencing an explosion of multi-family development (3,500+ units under construction or delivered since 2022), and Midlothian's major retail corridors (Midlothian Turnpike and Hull Street Road). Additionally, the site boasts excellent visibility and full-access along E Belt Boulevard, capturing 19,000 vehicles per day, making it an attractive option for any business. Currently built out as a drive-thru restaurant, the property can be reused for a myriad of retail end-users.

PROPERTY DETAILS

Address	172 E Belt Boulevard
County	Richmond City
Year Built	1981
Acreage	0.93 AC
Available	2,508 SF
Parking Spaces	41

±19,000
VPD on East Belt Boulevard

±255,000
Population within 5 Mile Radius

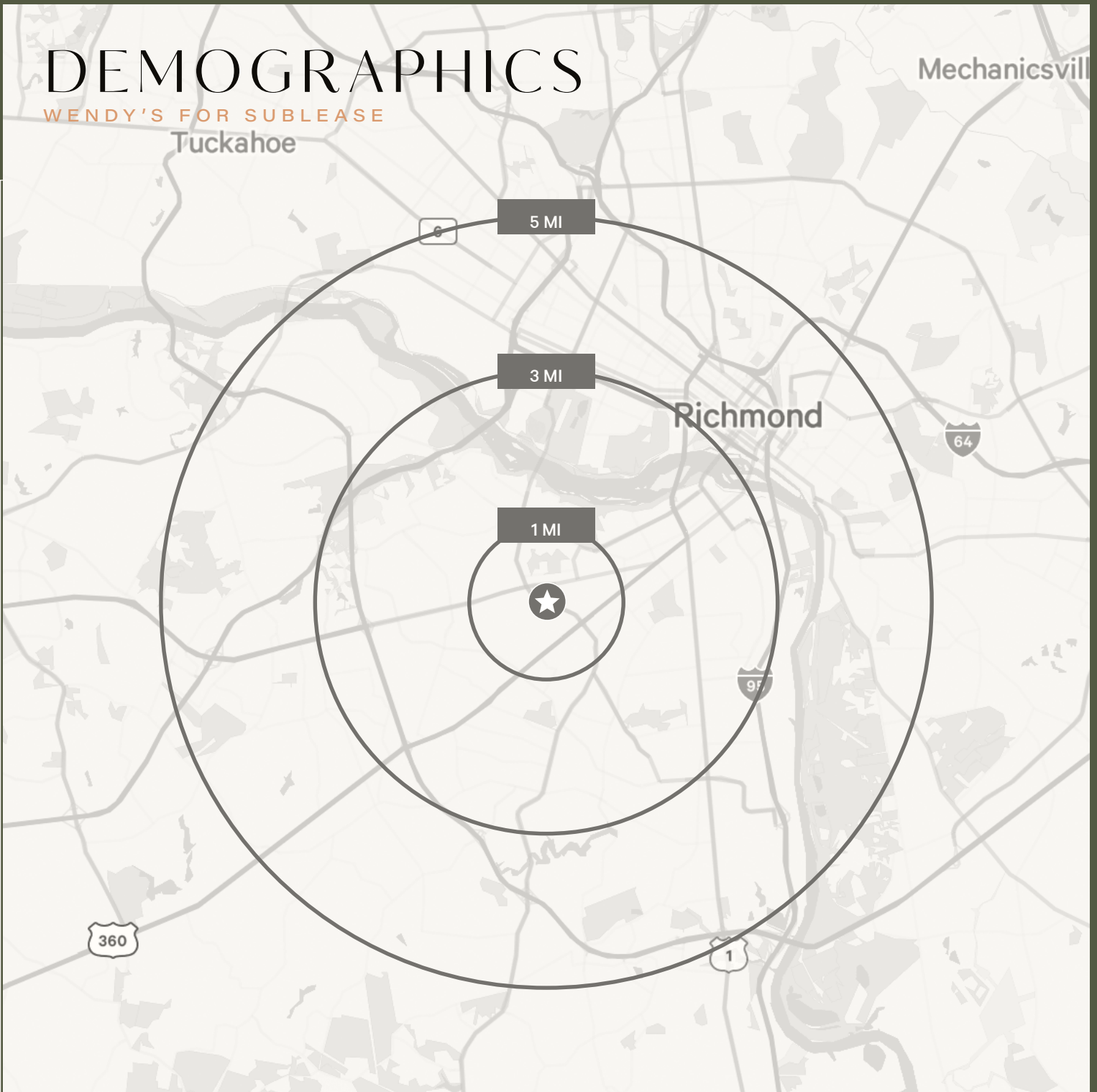
12.31.2040
Master Lease Expiration

DEMOGRAPHICS

WENDY'S FOR SUBLEASE

Tuckahoe

Mechanicsville



15,154

Population (1 Mile)

91,752

Population (3 Miles)

254,640

Population (5 Miles)

6,075

Households (1 Mile)

40,095

Households (3 Miles)

113,137

Households (5 Miles)

\$76,606

Average HHI (1 Mile)

\$77,704

Average HHI (3 Miles)

\$95,195

Average HHI (5 Miles)

MARKET AERIAL

WENDY'S FOR SUBLEASE



172 EAST BELT BLVD.



PAM STRIEFFLER
Vice President

+1 804 201 2026
pam.strieffler@cbre.com

IAN WEBSTER
Senior Associate

+1 804 201 2014
ian.webster@cbre.com

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.