

EXCLUSIVE LISTING


# Mixed-Use Restaurant Building in Shockoe Bottom Owner User Opportunity with Off-Street Parking

# FOR SALE



## 19 & 21 N 18TH ST

RICHMOND, VA 23223

 **\$699,000**

### PROPERTY FEATURES

- ✓ MIXED-USE
- ✓ 2-BEDROOM APARTMENT
- ✓ 6 OFF-STREET PARKING SPACES
- ✓ IDEAL FOR RESTAURANT OWNER
- ✓ B-5 ZONING

ANN SCHWEITZER RILEY | 804.723.0446  
ann.schweitzer@onesouthcommercial.com

TOM ROSMAN | 804.539.3017  
tom.rosman@onesouthcommercial.com

# TABLE OF CONTENTS

- 3 PROPERTY HIGHLIGHTS
- 4 PROPERTY SUMMARY
- 5 PHOTOS
- 7 NEIGHBORHOOD
- 8 LOCATION
- 9 ONE SOUTH COMMERCIAL



## COMMUNICATION:

One South Commercial is the exclusive representative of Seller in its disposition of 19 & 21 N 18th Street. All communications regarding the property should be directed to the One South Commercial listing team.

## PROPERTY TOURS:

Prospective purchasers should contact the listing team regarding property tours. Please provide at least 24 hours advance notice when requesting a tour date out of consideration for current residents.

## OFFERS:

Offers should be submitted via email to the listing team in the form of a non-binding letter of intent and should include: 1) Purchase Price; 2) Earnest Money Deposit; 3) Due Diligence and Closing Periods.

## DISCLAIMER:

This offering memorandum is intended as a reference for prospective purchasers in the evaluation of the property and its suitability for investment. Neither One South Commercial nor Seller make any representations or warranties with respect to the accuracy or completeness of the materials contained in the offering memorandum. Prospective purchasers should evaluate the property independently and rely solely on such independent evaluation in determining whether to purchase the property. The offering memorandum, pricing, and terms therein are subject to change or withdrawal at the discretion of Seller and One South Commercial, as Seller's exclusive representative.





**B-5**  
ZONING



**.079 AC**  
PARCEL



**2**  
UNITS



**2,825 SF**  
GBA



**95**  
WALK SCORE



## One South Commercial is pleased to present 19 & 21 N 18th St.

This corner retail, mixed-use opportunity offers a rare and unique investment for any Richmond restaurant operator seeking to own and operate in the historic Shockoe Bottom neighborhood. Just a block from the city’s recently renovated 17th St Farmers Market pedestrian plaza, 19 and 21 N 18th St are situated prominently on the southeast corner of E. Franklin and N 18th St, offering impressive visibility, accessibility, and stature in one of the city’s oldest neighborhoods.

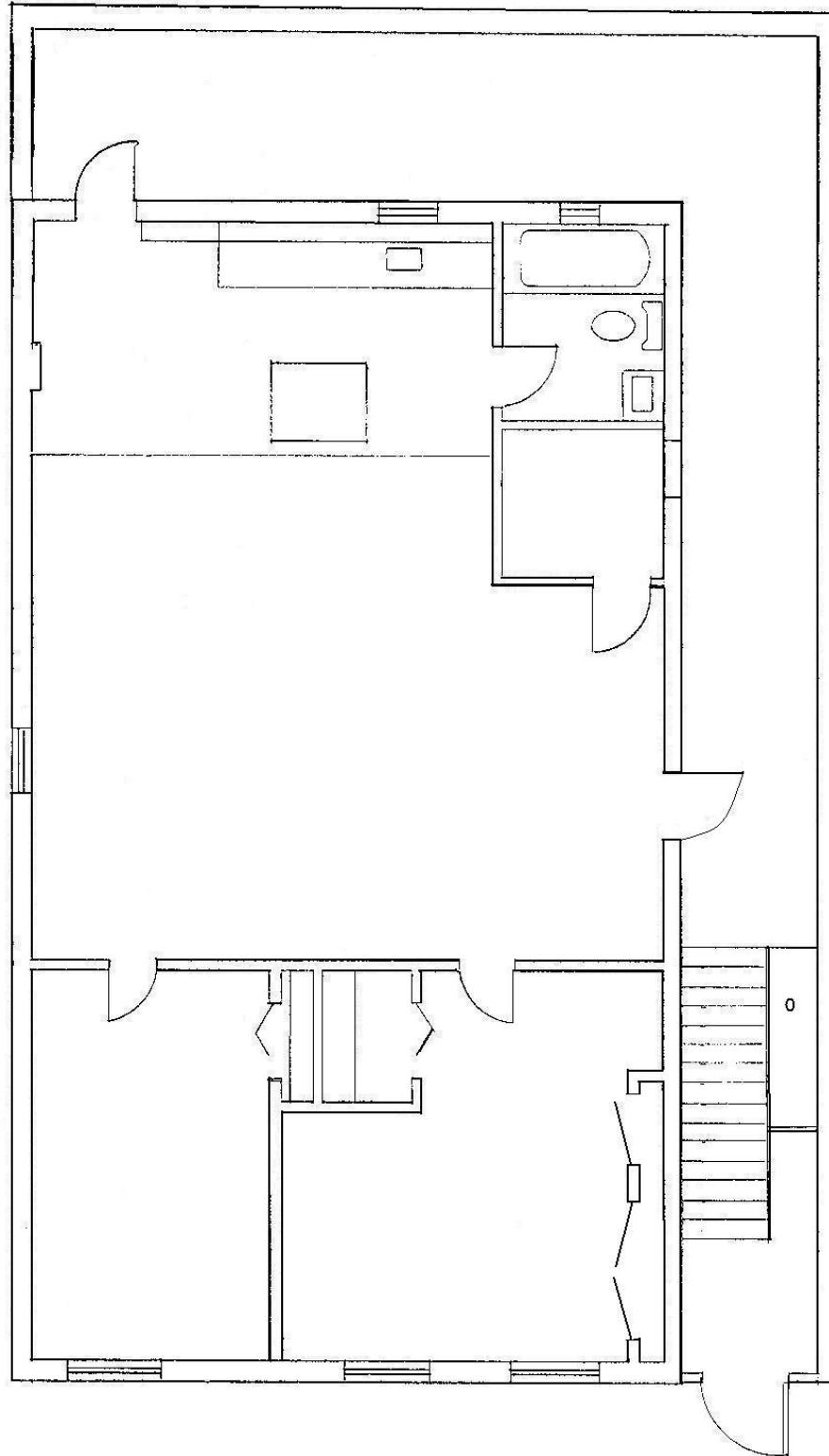
The property consists of two (2) parcels: 21 N 18th St, a 6-car surface lot, and 19 N 18th St, a 2,800 SF 2-story, mixed-use building. 19 N 18th St is comprised of a well-established, ground-floor retail restaurant space and an updated, spacious 2-bedroom apartment on the second floor. The restaurant space features a cozy dine-in space, large bar, and full kitchen. The second-floor, 2-bedroom apartment possesses an open living/dining concept, second-floor balcony, painted brick walls, washer/dryer in unit, private entry on N 18th St, and central air. The unit is currently under market rent for the neighborhood and provides some excellent upside for any incoming buyer to increase the property’s cash flow and offset expenses.

This property’s distinctive historic location and modern functionality make an excellent opportunity to own and invest in an up and coming part of Richmond’s historic urban core.

### QUICK FACTS

<b>ADDRESS</b>	19 & 21 N 18th St Richmond, VA 23223
<b>PID</b>	E0000132038 E0000132039
<b>ZONING</b>	B-5
<b>LOT</b>	0.079 AC
<b>UNITS</b>	2
<b>SQ FT</b>	2,825 SF
<b>SALE PRICE</b>	\$699,000





19 N 18th Street  
2nd Floor Apartment

DEMOGRAPHICS (WITHIN 5 MILES)



**255,250**  
POPULATION



**\$70,997**  
AVG HOUSEHOLD  
INCOME



**2.1%**  
ANNUAL POPULATION GROWTH  
IN THE PAST 10 YEARS

EMPLOYEES

INDUSTRY	2 MILE	5 MILE	10 MILE
Trade Transportation & Utilities	9,814	21,436	52,015
Information	2,508	4,736	8,158
Financial Activities	8,968	14,929	30,011
Professional & Business Services	16,607	22,823	41,674
Education & Health Services	75,285	91,737	142,908
Leisure & Hospitality	6,303	15,206	31,684
Public Administration	15,805	17,888	32,335
Natural Resources & Mining	10	73	126
Construction	1,868	6,774	14,563
Manufacturing	1,895	8,829	18,563
Other Services	3,060	8,740	20,127

TRAFFIC

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
N 18th St	E Franklin St SW	6,828	2022	0.04 mi
N 18th St	E Franklin St SW	8,148	2022	0.04 mi
N 18th St	Walnut Aly NE	8,194	2022	0.05 mi
E Main St	S 18th St NW	15,847	2022	0.06 mi
E Main St	S 18th St SE	17,006	2022	0.06 mi
N 19th St	E Franklin St NE	937	2022	0.07 mi
E Main St	S 19th St SE	15,574	2022	0.07 mi
E Main St	S 17th St NW	16,879	2022	0.08 mi

\*Data provided by the CoStar Group.





**Shockoe Bottom is one of Richmond's oldest and most historic neighborhoods.** Today, as a center for lively businesses and entertainment venues, Shockoe Bottom is home to some of Richmond's most well-known shops and restaurants. In addition, Shockoe Bottom is also a popular residential area for those who choose an urban lifestyle where they can combine the best aspects of city-living.

**Richmond's iconic Main Street Station and the 17th St Farmers Market are famous landmarks in this neighborhood.** The central business district, VCU Medical Center, and VA Bio+Tech Park are also within walking distance of this neighborhood. This proximity to some of the region's largest employers and institutions makes Shockoe Bottom a popular residential area for students and young professionals. This demand can be seen in the number of new and renovated multifamily residential units that have been constructed in the past 20 years. Former tobacco warehouses have been converted to join new construction in providing some of the City's most distinctive urban apartments.

Historically the hub for Richmond's shipping and commerce, the area played a major role in trade throughout the 18th and 19th centuries. Until the end of the American Civil War in 1865, this commerce included the human trade as Shockoe Bottom was the second largest slave trading center in the U.S. In 2007, a 15-foot, half-ton bronze sculpture named the Richmond Slavery Reconciliation Statue was unveiled as part of the Richmond Slave Trail to raise awareness and increase informational accuracy about Richmond's role in the slave trade. This memorial sits not far from the former slave market in Shockoe Bottom.

WALKABILITY SCORE

95

A WALKER'S PARADISE





The immediate area around 19 & 21 N 18th St is home to numerous creative offices, retail stores, restaurants, cafes, coffeehouses, breweries, music venues, and event spaces.

**WALK SCORE: 95**

**TRANSIT SCORE: 60**

**BIKE SCORE: 70**



**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

## MEET YOUR AGENTS



**ANN SCHWEITZER RILEY** | 804.723.0446  
ann.schweitzerl@onesouthcommercial.com



**TOM ROSMAN** | 804.539.3017  
tom.rosman@onesouthcommercial.com



