

# FOR LEASE

1201 BELLEVUE AVE  
RICHMOND, VA

125 YEARS SERVING RICHMOND  
**POLLARD & BAGBY**  
REAL ESTATE



## DESCRIPTION

Located in the walkable Bellevue neighborhood at the signalized intersection of Bellevue Avenue and Brook Road, this sought after end-cap is available for immediate lease.

## PROPERTY FEATURES

- 4,360 SF; Contact Agent for Pricing
- Rate is Negotiable + NNN (\$1.53 PSF)
- New TPO Roof (2021); Tall Ceilings
- Off-Street Parking Lots Adjacent to Building; Bus Line Access
- Great Foot Traffic/Bicycle Lanes
- Frontage: 162' on Bellevue Ave; 150' on Brook Rd
- Zoning: B-1; Parcel ID N000-2274-007
- Neighboring Businesses: CVS, Northside Grille, Early Bird Biscuits, Nicola Flora, Enoteca Sogno, Little House Green Grocery, etc..



## CONTACT INFORMATION

### Tony Rolando

Associate Broker, Commercial Leasing & Sales Manager  
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### Pollard & Bagby, Inc.

Serving Richmond's Real Estate Market Since 1894  
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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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## PROPERTY PHOTOS



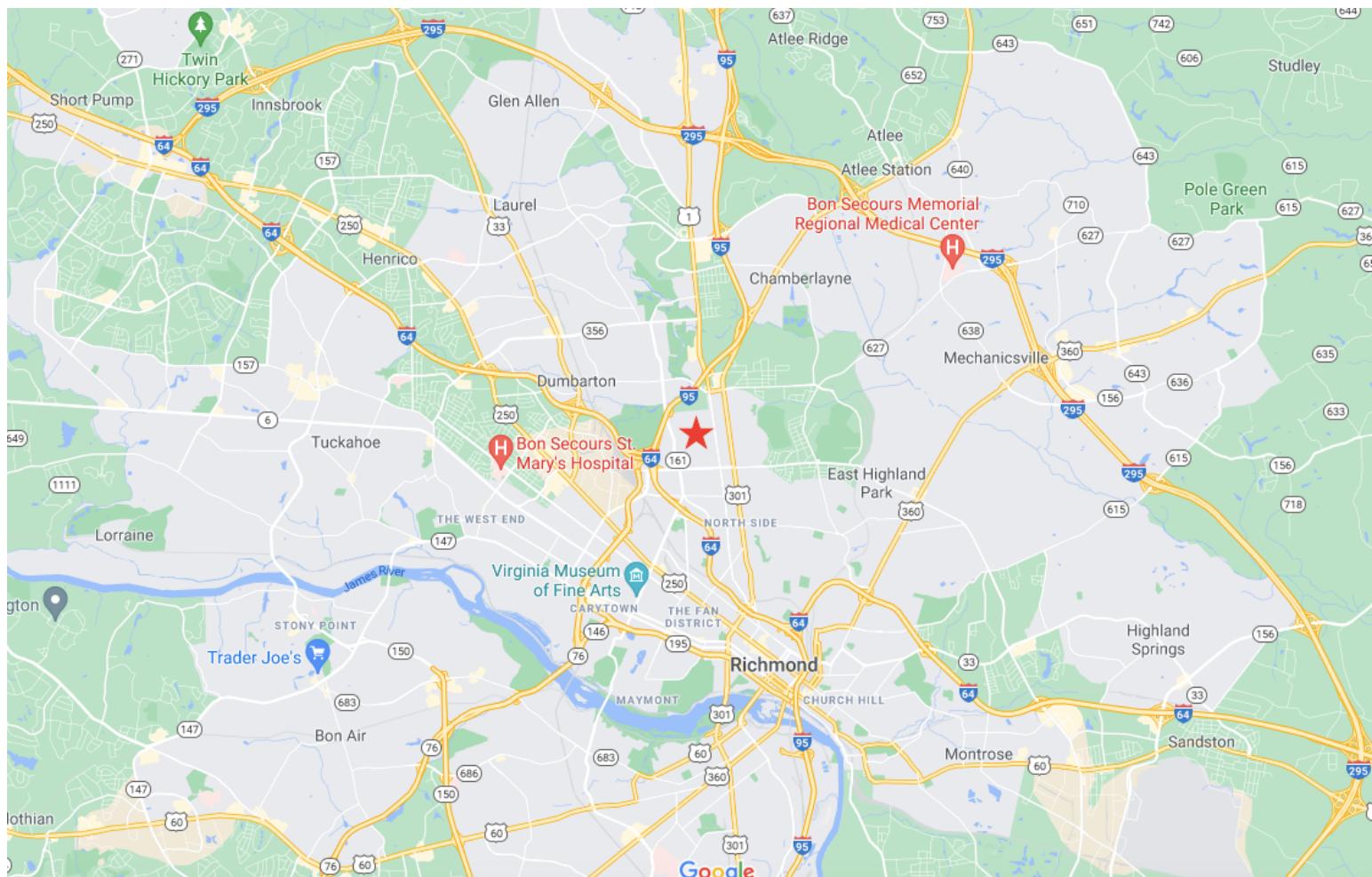
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## LOCATION MAP



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## DEMOGRAPHICS

### ANNUAL SPENDING

| 2021 Annual Spending (\$000s)            | 1 Mile           | 3 Mile             | 5 Mile             |
|--|------------------|--------------------|--------------------|
| <b>Total Specified Consumer Spending</b> | <b>\$165,717</b> | <b>\$1,252,591</b> | <b>\$2,917,999</b> |
| <b>Total Apparel</b>                     | <b>\$8,466</b>   | <b>\$67,089</b>    | <b>\$155,739</b>   |
| Women's Apparel                          | 3,536            | 26,725             | 61,640             |
| Men's Apparel                            | 1,743            | 13,702             | 31,759             |
| Girl's Apparel                           | 489              | 4,269              | 10,139             |
| Boy's Apparel                            | 351              | 3,102              | 7,414              |
| Infant Apparel                           | 355              | 3,346              | 7,819              |
| Footwear                                 | 1,992            | 15,945             | 36,967             |
| <b>Total Entertainment &amp; Hobbies</b> | <b>\$27,719</b>  | <b>\$196,628</b>   | <b>\$454,105</b>   |
| Entertainment                            | 2,384            | 18,745             | 44,993             |
| Audio & Visual Equipment/Service         | 6,514            | 47,843             | 110,000            |
| Reading Materials                        | 401              | 2,479              | 5,643              |
| Pets, Toys, & Hobbies                    | 4,278            | 30,926             | 71,211             |
| Personal Items                           | 14,142           | 96,635             | 222,258            |
| <b>Total Food and Alcohol</b>            | <b>\$45,097</b>  | <b>\$337,229</b>   | <b>\$779,333</b>   |
| Food At Home                             | 23,001           | 170,617            | 394,801            |
| Food Away From Home                      | 18,930           | 143,145            | 330,930            |
| Alcoholic Beverages                      | 3,167            | 23,466             | 53,602             |
| <b>Total Household</b>                   | <b>\$27,009</b>  | <b>\$204,338</b>   | <b>\$478,537</b>   |
| House Maintenance & Repair               | 4,832            | 38,546             | 91,967             |
| Household Equip & Furnishings            | 10,669           | 79,513             | 185,997            |
| Household Operations                     | 8,127            | 61,564             | 143,268            |
| Housing Costs                            | 3,382            | 24,715             | 57,305             |

### POPULATION

| Radius             | 1 Mile | 3 Mile  | 5 Mile  |
|--------------------|--------|---------|---------|
| <b>Population</b>  |        |         |         |
| 2026 Projection    | 12,836 | 107,424 | 253,143 |
| 2021 Estimate      | 12,554 | 104,636 | 245,452 |
| 2010 Census        | 12,017 | 96,341  | 219,821 |
| Growth 2021 - 2026 | 2.25%  | 2.66%   | 3.13%   |
| Growth 2010 - 2021 | 4.47%  | 8.61%   | 11.66%  |