

# 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

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### Pollard & Bagby, Inc.

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## PROPERTY PHOTOS



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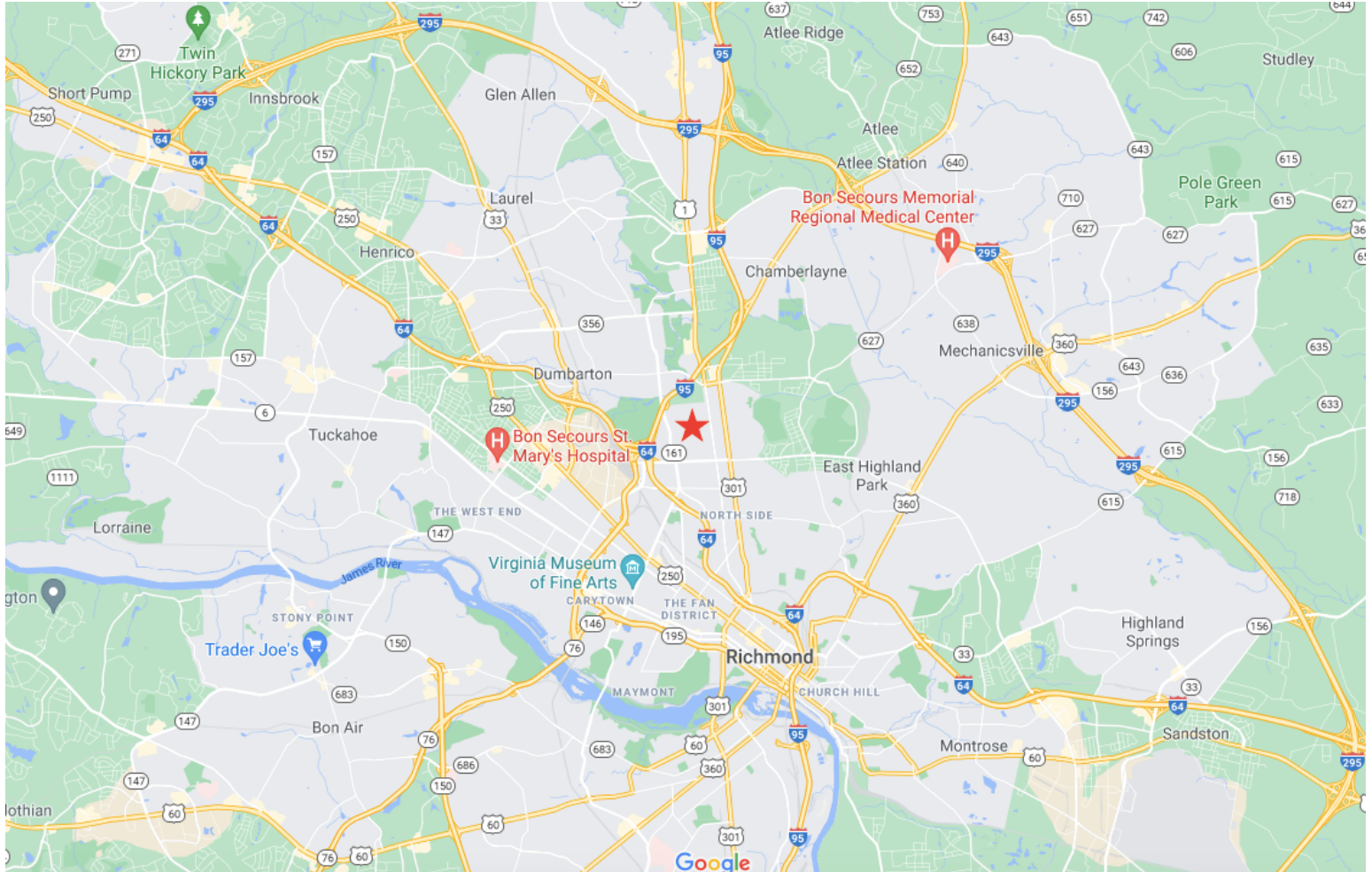
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## LOCATION MAP



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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%

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