

FOR LEASE

POLLARD & BAGBY
REAL ESTATE

5091 Forest Hill Ave Richmond, VA 23225

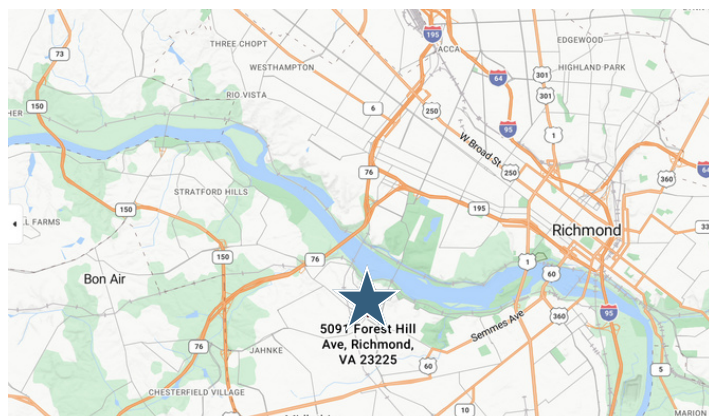


**Mixed-Used Development
Under Construction**

Position your business at this highly visible freestanding commercial building located at a signalized intersection along Forest Hill Avenue in Richmond's rapidly evolving Forest Hill district. Adjacent to new mixed-use developments and surrounded by destination restaurants, breweries, cafés, and neighborhood retailers, the property is well positioned to benefit from continued growth in one of the city's most dynamic commercial corridors. Ideal for retail, restaurant, medical, office, or service-oriented businesses - offers exceptional visibility and built-in customer base in an increasingly walkable neighborhood.

PROPERTY FEATURES:

- 2,584 SF
- Prominent corner with pylon & building signage
- Dedicated on-site parking
- Open floor plan
- B-2 zoning allowing a broad range of commercial uses
- Join neighboring businesses including: Väsen Brewing Co., The Veil Brewing Co. / Y Tu Mamá, Kobop, Stella's Grocery - Westover Hills, Blanchard's Coffee Company, O'Toole's Restaurant & Pub, Lucky AF, Little Nickel, Taou Yoga, and Janet's Cafe & Bakery



CONTACT:

Tony Rolando

Associate Broker, Vice President

O: 804.643.9011 ext: 601 | C: 804.647.6700

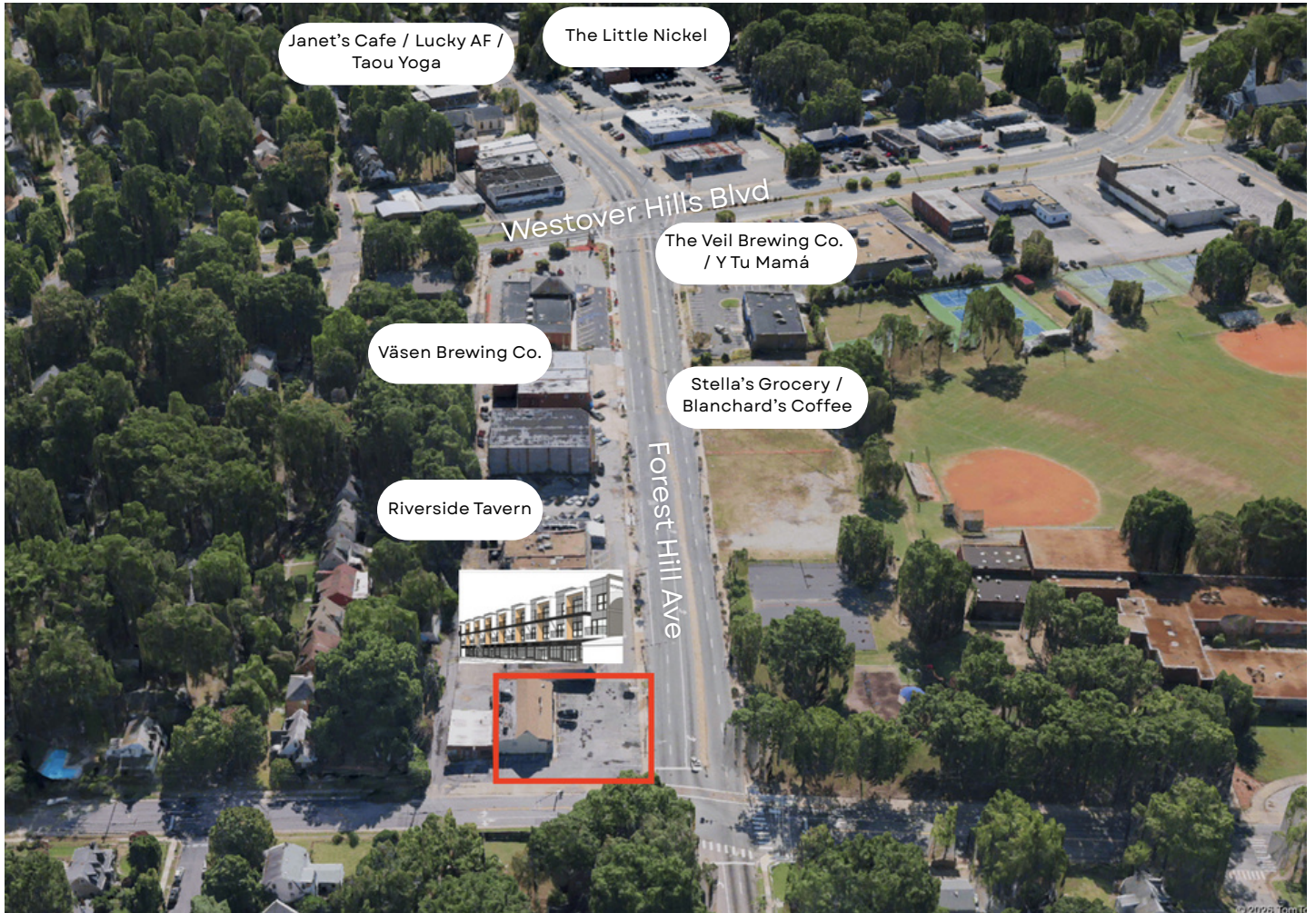
tony@pollardandbagby.com

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PROPERTY MAP:



Pollard & Bagby, Inc. | Serving Richmond's Real Estate Market Since 1894

2 South 5th Street, P.O. Box 2488, Richmond, VA

O: 804.643.9011 | F: 804.782.9897 | pollardandbagby.com

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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INTERIOR:



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