

# FOR LEASE

RETAIL AT POHLIG BOX FACTORY

2411 East Franklin Street | Richmond, VA 23223



S.L. NUSBAUM  
REALTY CO.



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PROUD PARTNER

**XTEAM**

RETAIL ADVISORS

# PROPERTY SUMMARY

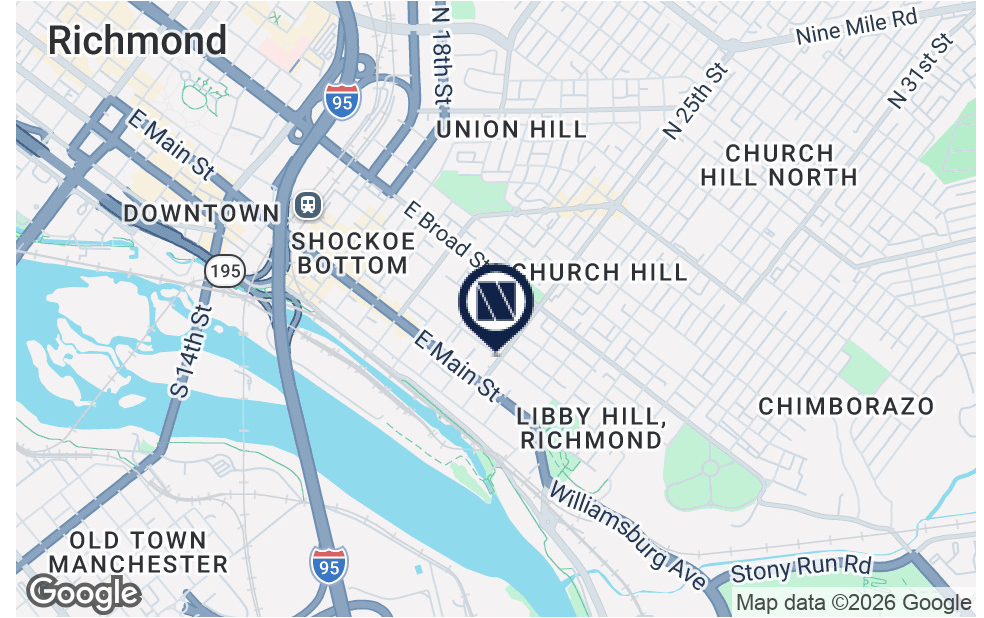
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### OFFERING SUMMARY

Lease Rate:	Contact Agents
Building Size:	105,232 SF
Available SF:	1,127 - 3,711 SF

### Explore Downtown Richmond

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,722	18,424	38,571
Daytime Population	6,438	47,971	89,032
Total Households	5,027	11,139	21,421
Average HH Income	\$106,398	\$101,839	\$90,743

### PROPERTY OVERVIEW

#### Retail at Pohligh Box Factory

### PROPERTY HIGHLIGHTS

- Fully built-out retail spaces available - former spa & former gym
- **Available September 1, 2026**
- Located off Main Street at N 25th & E Franklin St
- *\*All furniture, fixtures, equipment, and décor shown in images are excluded from the lease and are not conveyed with the space.*

# FORMER GYM SPACE - 3,711 SF

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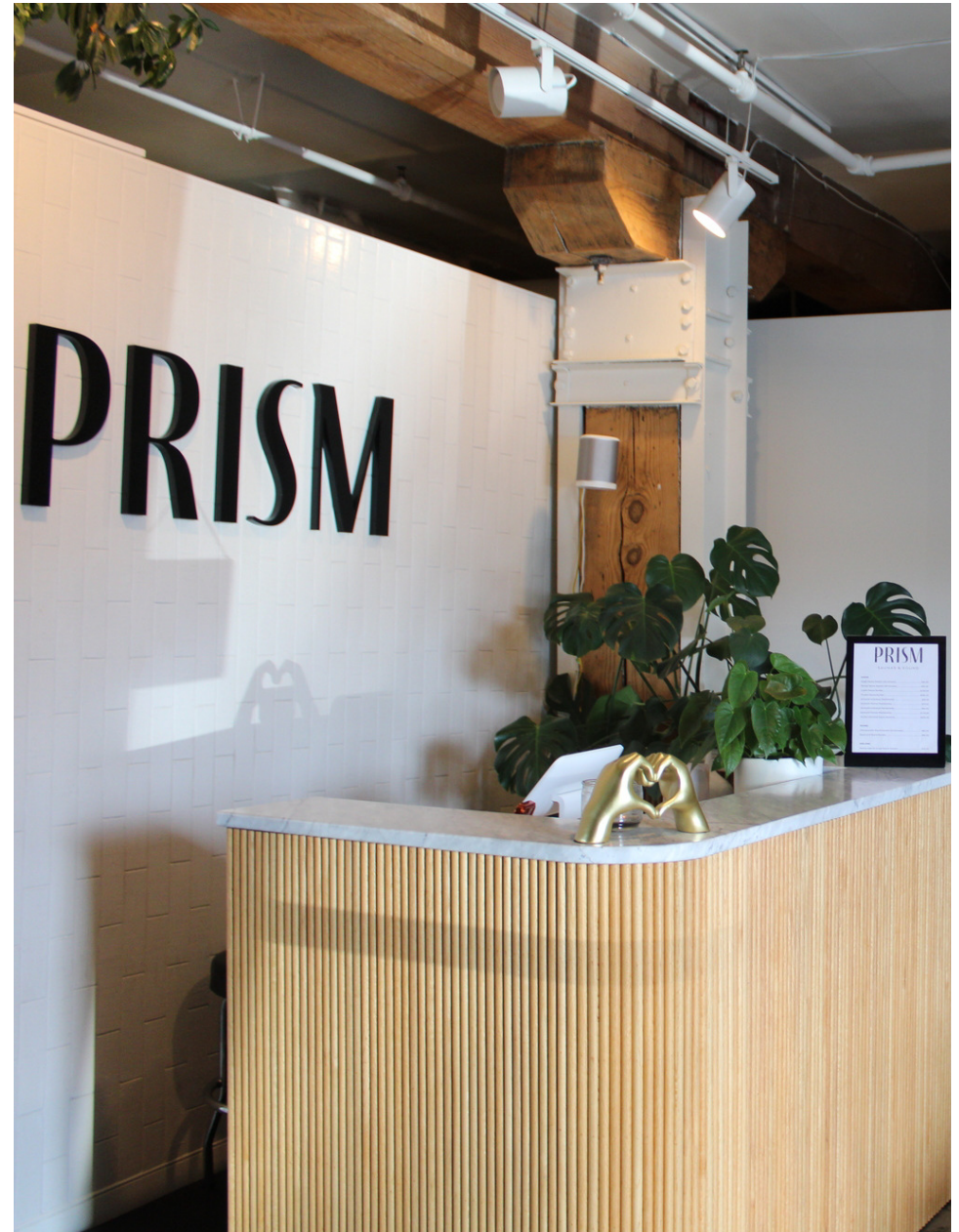
# FORMER SPA SPACE - 1,127 SF

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# TRADE AREA

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# CONTACT INFORMATION

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