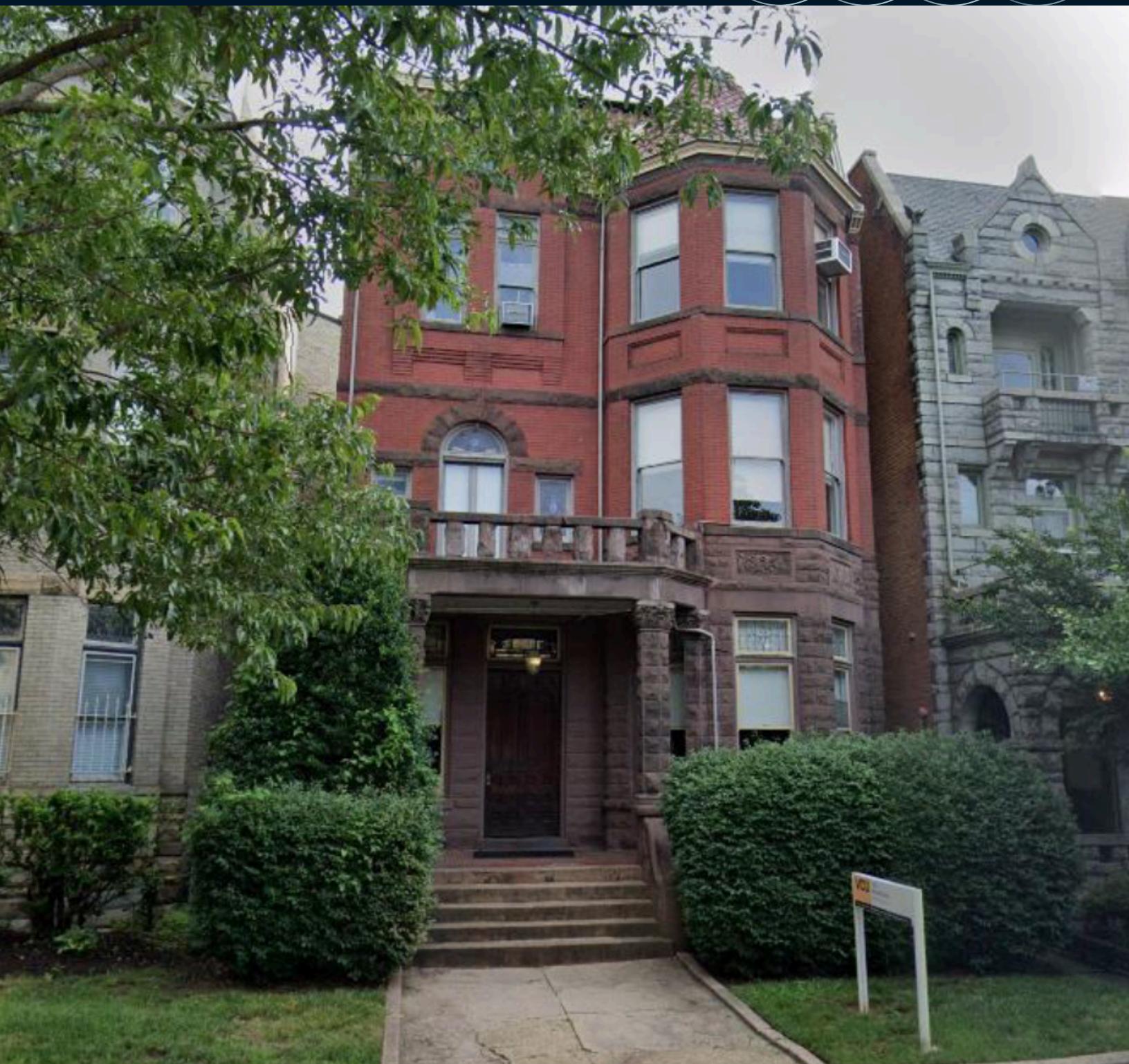


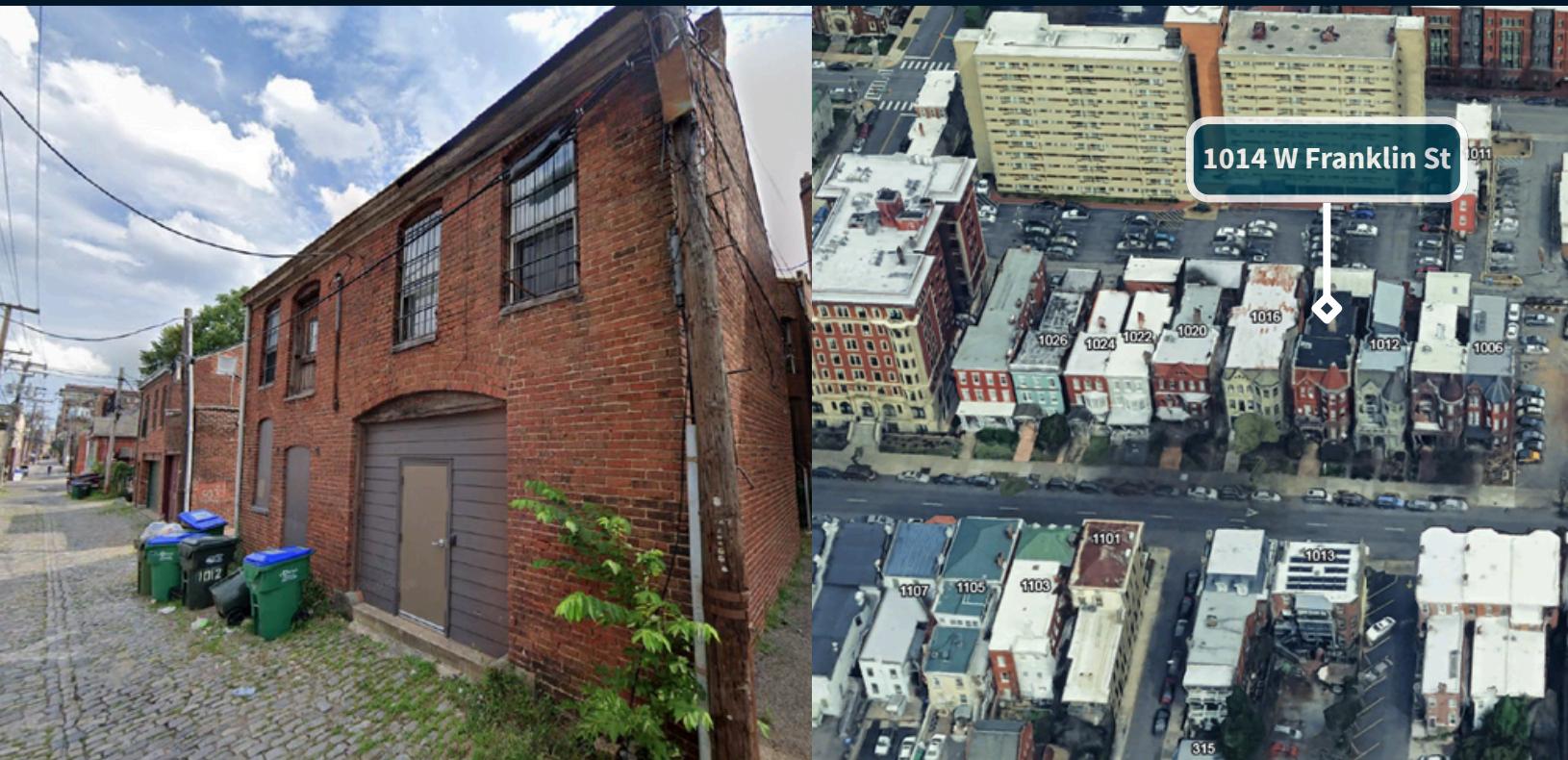
For Sale

1014 W Franklin Street, Richmond, VA 23220



Property Overview & Demographics

- 9,727 SF (7,454 RBA)
- The building sits on a 0.119-acre lot and includes a detached 899 SF garage.
- Easy access onto I-95, I-64, and I-195
- Great investment opportunity located next to the heart of VCU's campus
- Located Walkable to a wide variety of shopping and restaurants



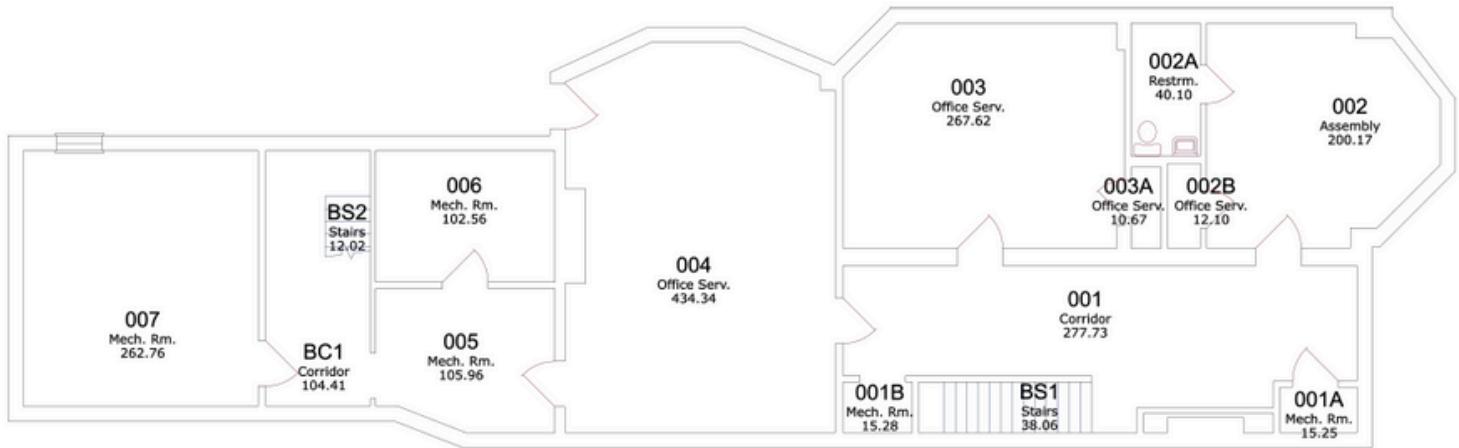
Demographics

1 mile

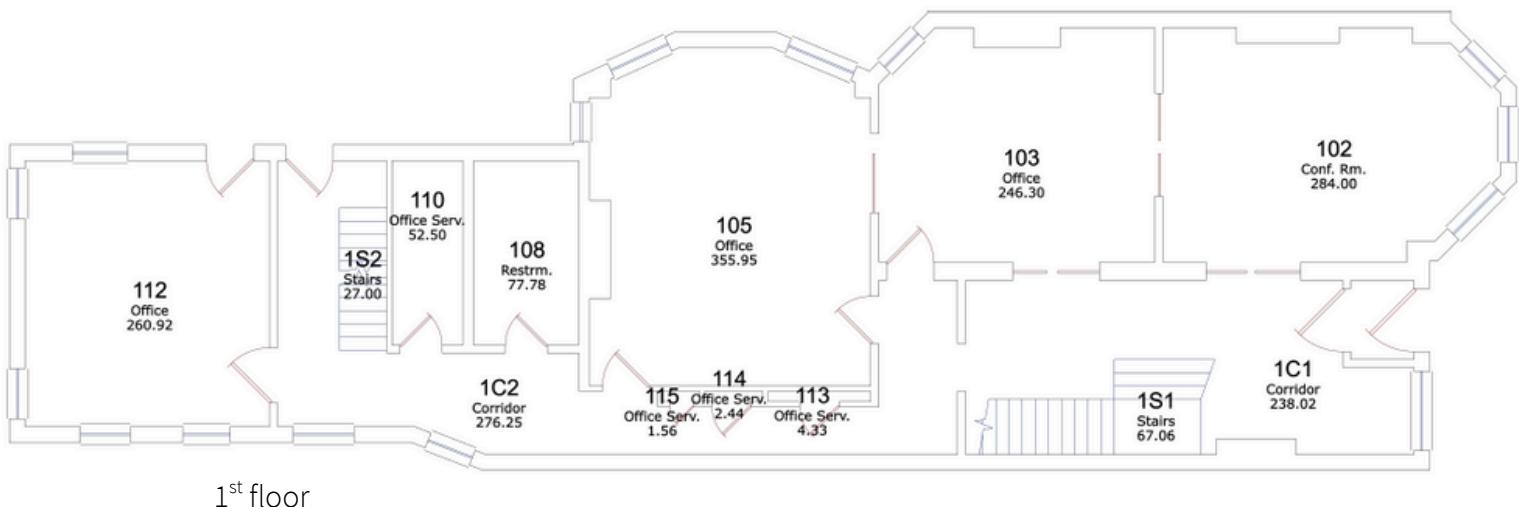
3 miles

5 miles

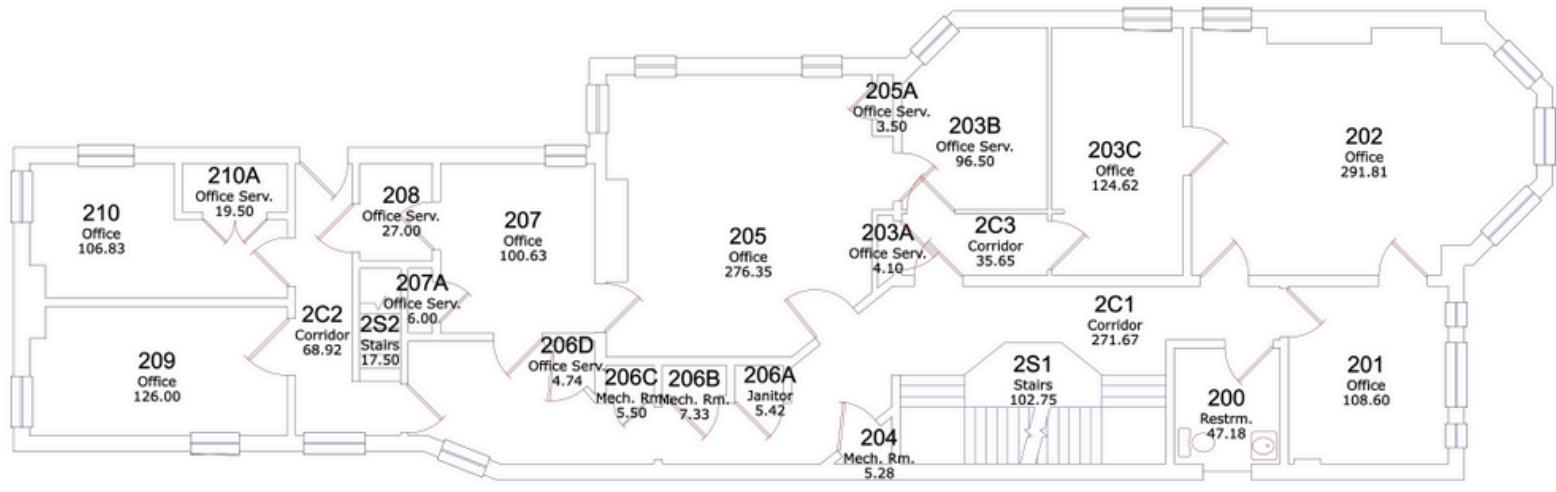
Population	27,987	148,250	269,287
Daytime Employees	54,758	99,483	151,785
Average HH income	\$86,361	\$100,403	\$101,355



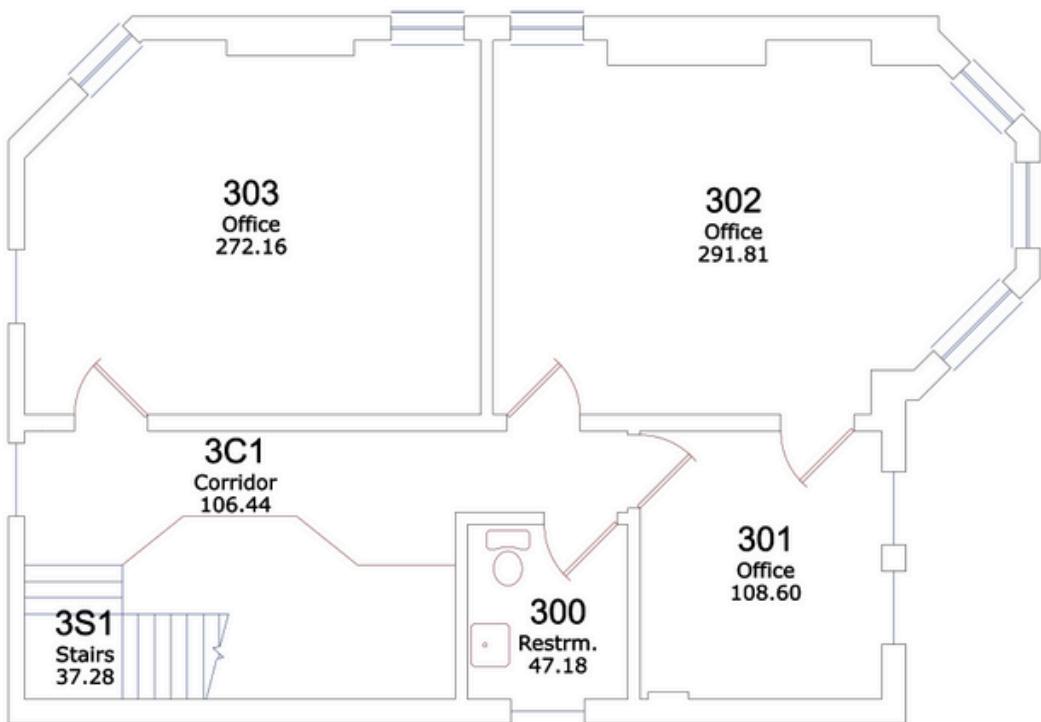
Basement



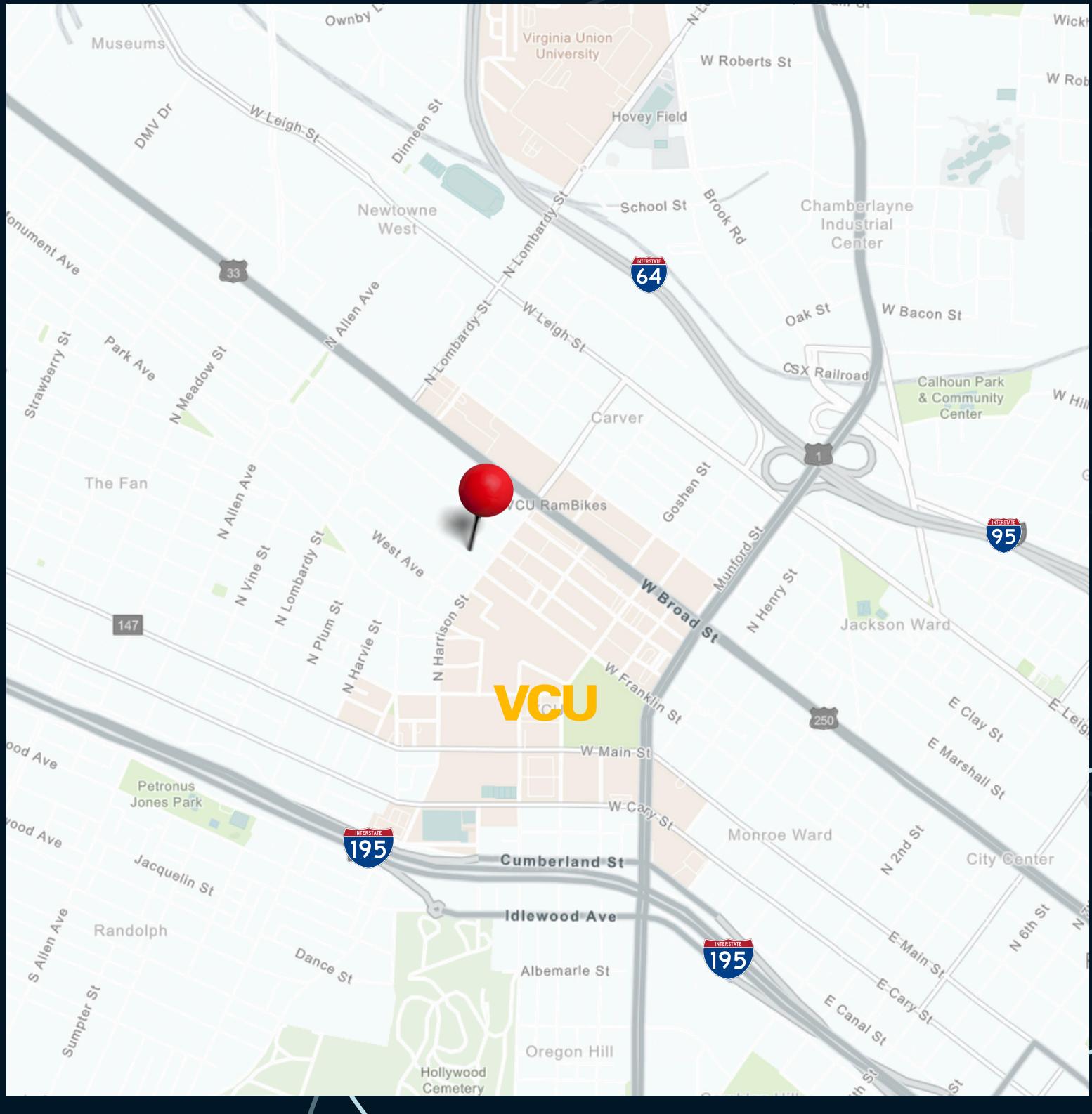
1st floor



2nd floor



3rd floor



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