

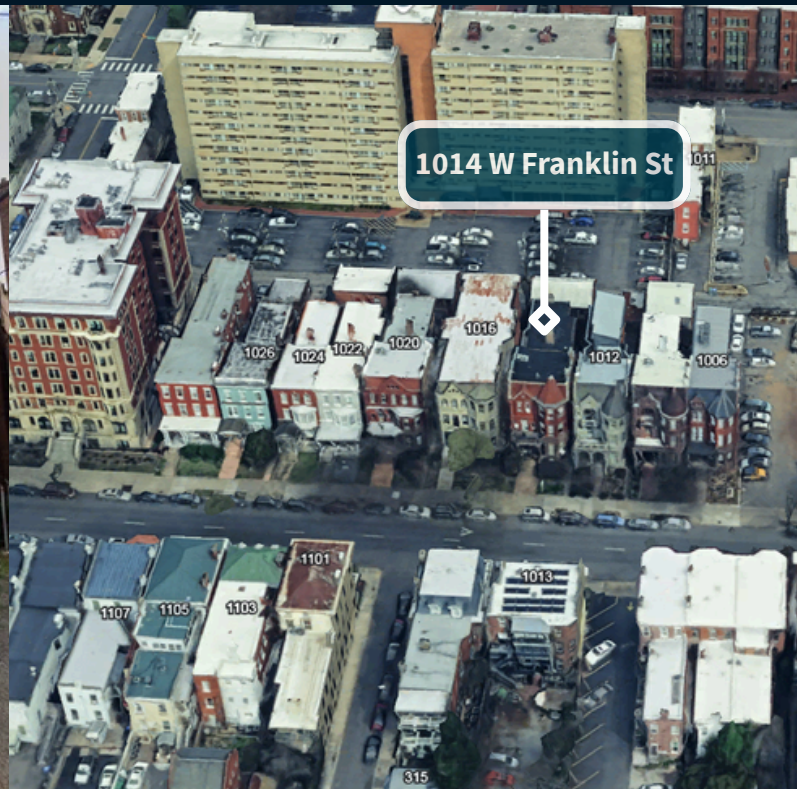
For Sale

1014 W Franklin Street, Richmond, VA 23220



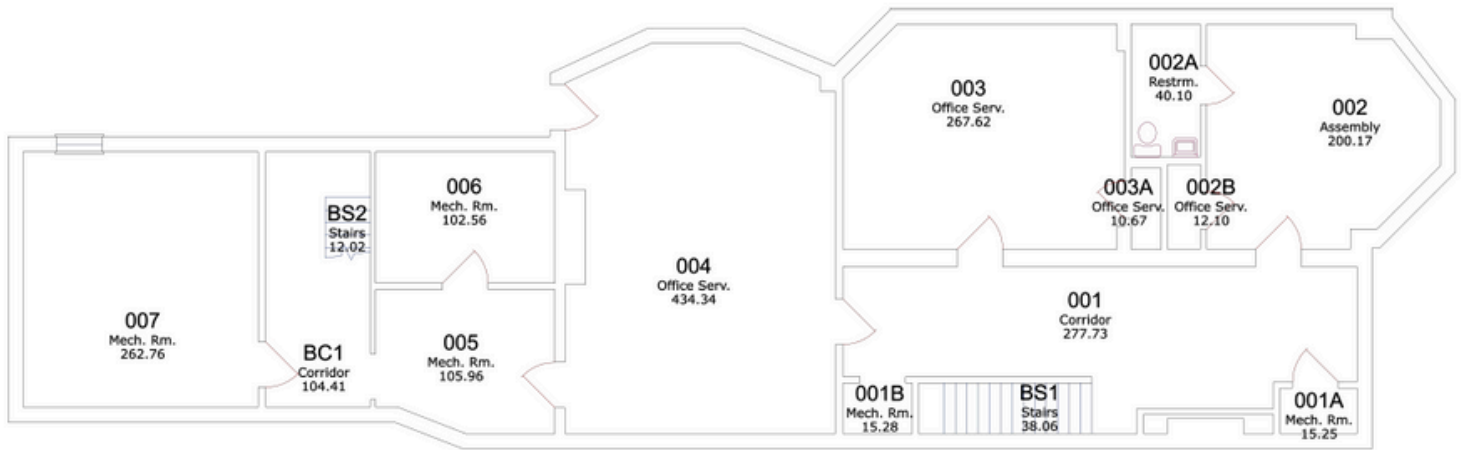
Property Overview & Demographics

- 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

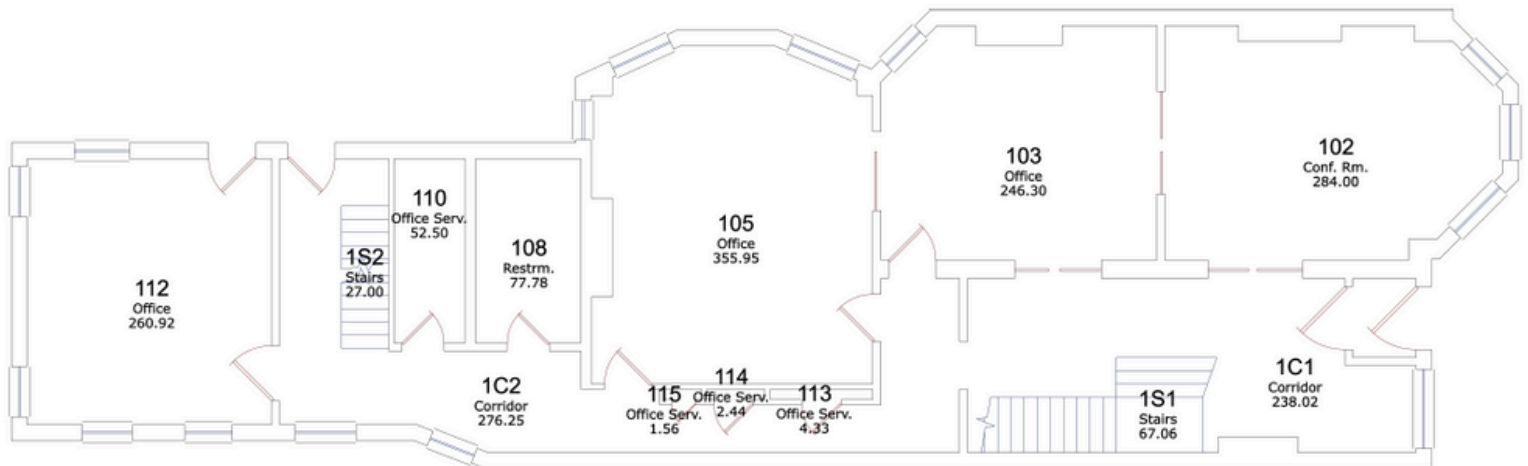


Demographics

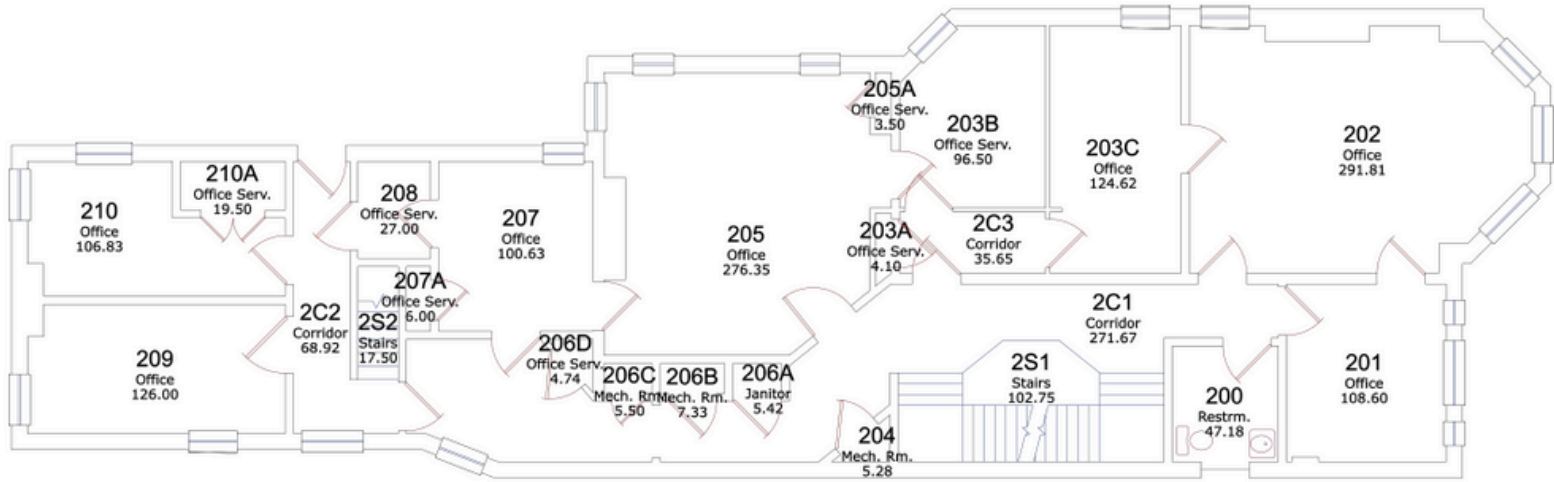
	1 mile	3 miles	5 miles
Population	27,987	148,250	269,287
Daytime Employees	54,758	99,483	151,785
Average HH income	\$86,361	\$100,403	\$101,355



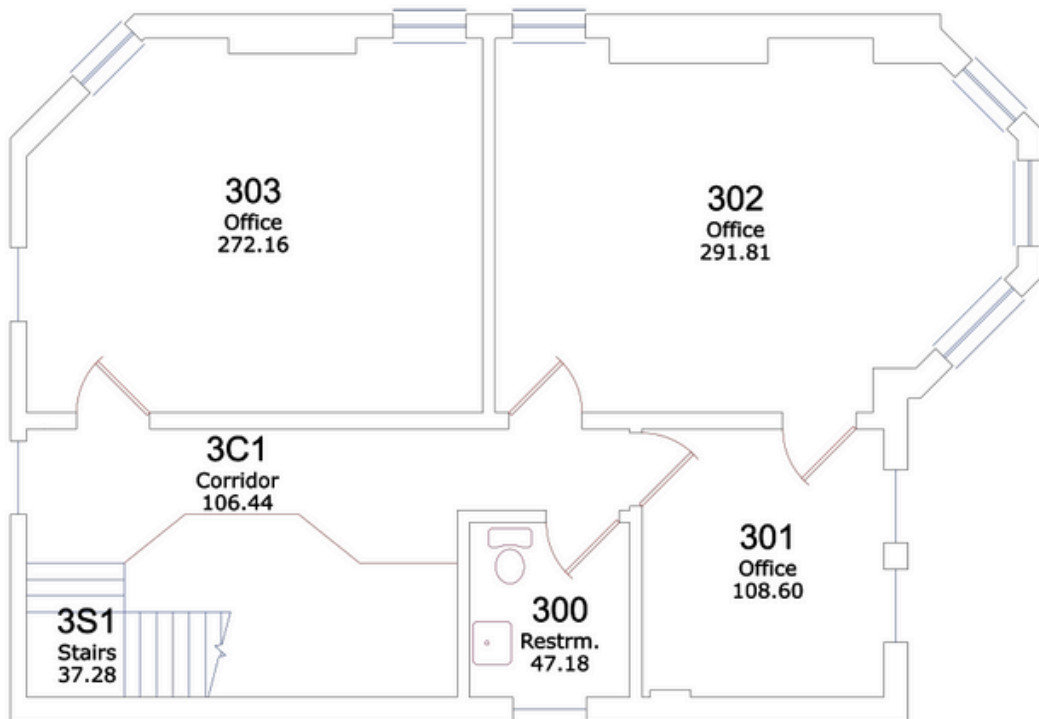
Basement



1st floor



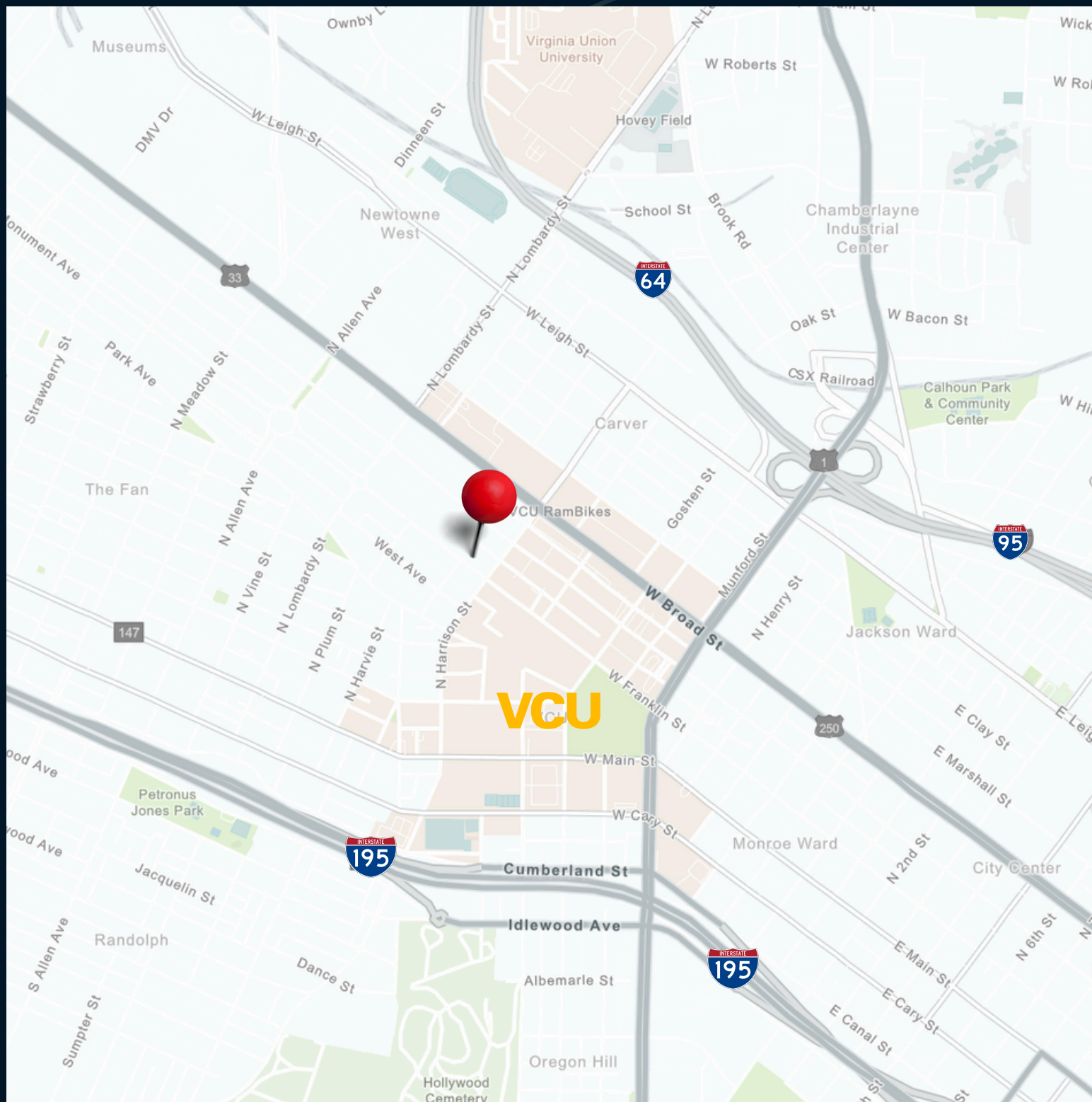
2nd floor



3rd floor



SEE A BRIGHTER WAY



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