

FOR SALE

SHOCKOE BOTTOM

Retail Space

1700 E Main Street | Richmond, VA 23233



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › Rare opportunity to purchase or lease this 3,462± SF restaurant in the heart of Shockoe Bottom
- › Prominently located on the corner of 17th and Main Street
- › Proximal to I-95, Broad Street, and the Mayo Bridge
- › Walking distance from 2,000+ apartment units, the VCU Medical Center, and the Virginia State Capitol
- › Zoned B-5
- › Sale Price: \$850,000
Lease Rate: \$22.00/SF, NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,423	87,323	254,485
AVERAGE HH INCOME	\$121,349	\$111,066	\$94,680
DAYTIME EMPLOYEES	18,925	82,138	217,086

FOR MORE INFORMATION:

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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

INTERIOR PHOTOS

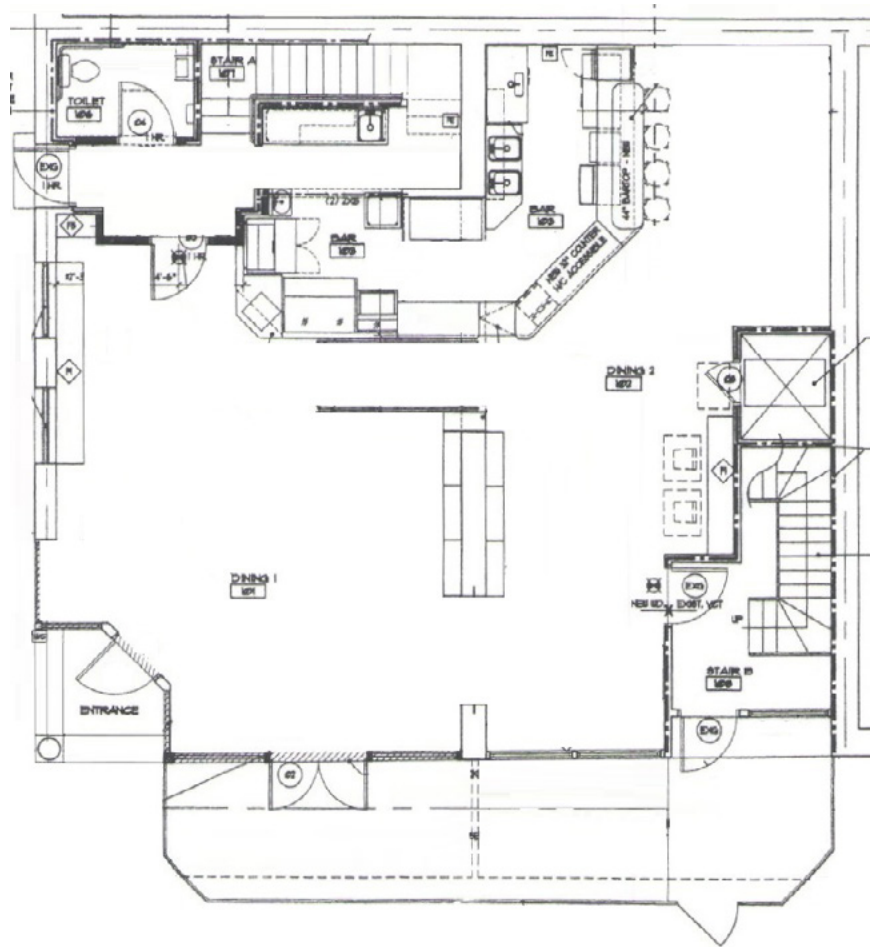
FIRST FLOOR ENTRANCE / KITCHEN AREA / SECOND FLOOR



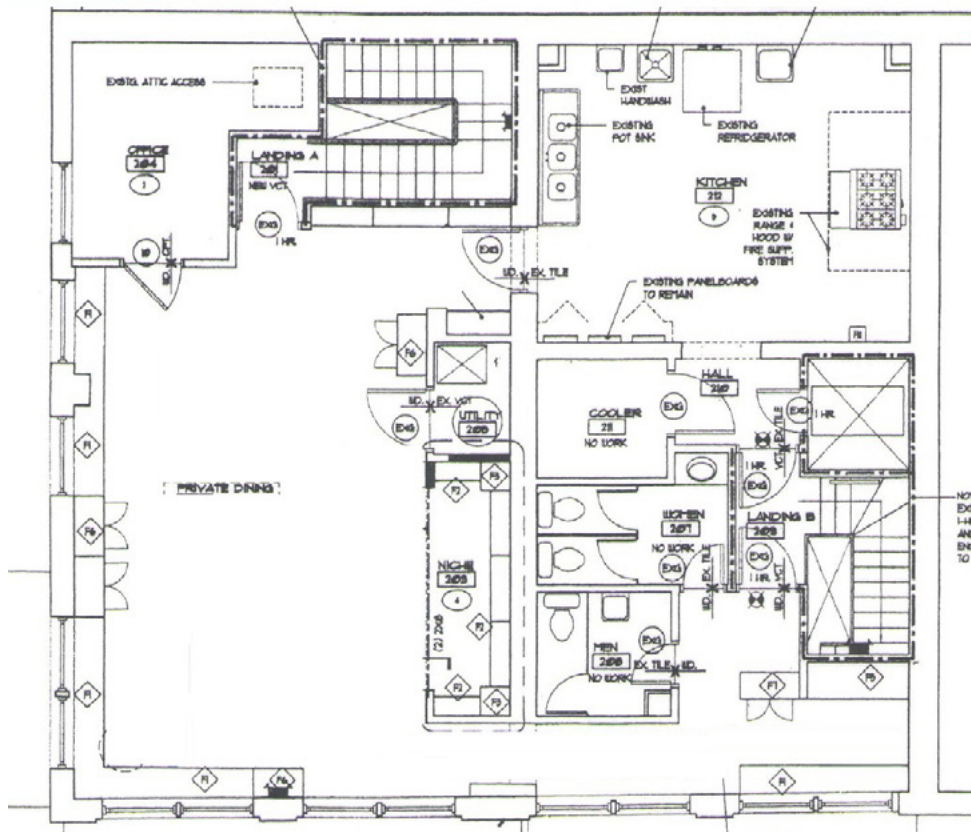
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FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



MARKET OVERVIEW

SHOCKOE BOTTOM

Shockoe Bottom in Richmond, Virginia, is a neighborhood rich in history and currently experiencing dynamic growth. The neighborhood is known for its loft-style apartments in converted tobacco warehouses.



Shockoe Bottom Apartments:

- 2001 East Apartments
- American Tobacco Center
- The Bakery (near completion)
- Dill Building
- The Flats at Walnut Alley
- Fording Flats
- Lofts & Upper Lofts at Canal Walk
- The Lofts at Shiplock Watch
- Main2525
- Market Slip Apartments
- Market Villas
- The Masonry Apartments
- Overview Apartments
- Pohlig Box Factory Apartments
- The Poythress Apartments
- Raven Place
- The River Lofts at Tobacco Row
- Shockoe Center Apartments
- The Watkins

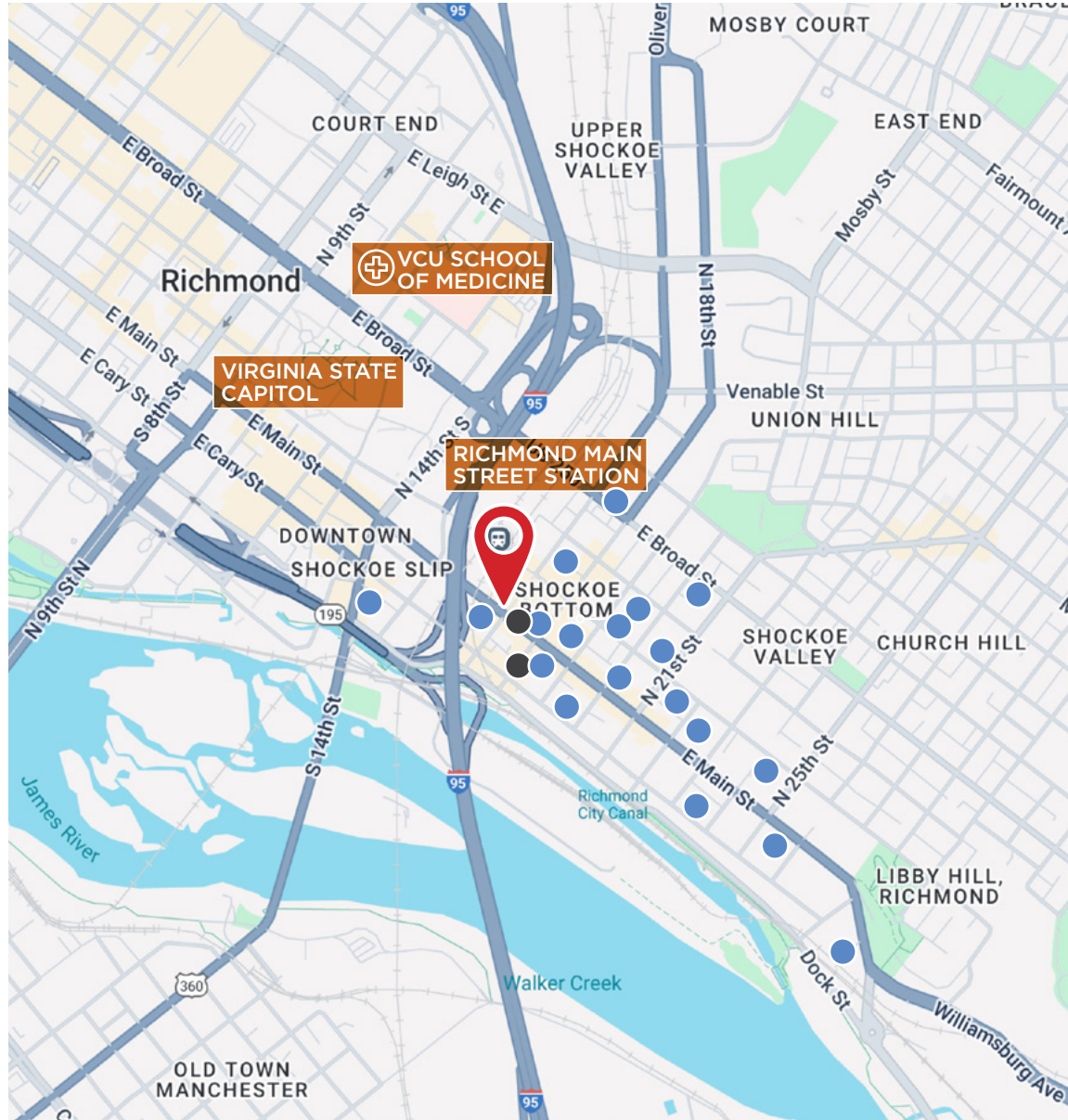
Museums:

- The Poe Museum
- Virginia Holocaust Museum



Oatmeal Cream Pies (OCP's)

Just opened nextdoor!



Retail/Restaurants:



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