

# Market Villas Retail or Creative Office

Subdividable 6,125 SF in Shockoe Bottom  
Large Outdoor Patio

EXCLUSIVE LISTING

# FOR LEASE



## 15 NORTH 18TH ST

RICHMOND, VA 23223

 **\$19.50 PSF +**  
**\$4.11 PSF NNN expenses**

### PROPERTY HIGHLIGHTS

- ✓ EXCELLENT WALKABILITY TO 1,000'S OF APARTMENTS
- ✓ CAN SUBDIVIDE FROM 1,700-6,125 SF
- ✓ WARM LIT VANILLA SHELL WITH POTENTIAL TI PACKAGE
- ✓ ADJOINING COURTYARD/PATIO SPACE
- ✓ EXPANSIVE STOREFRONT

20  08  
**ONE SOUTH**  
COMMERCIAL

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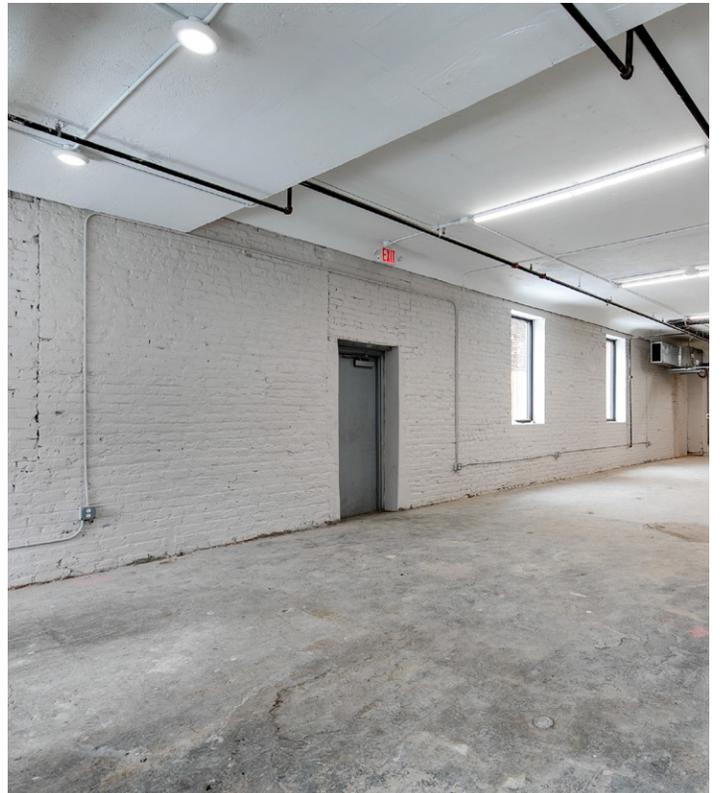


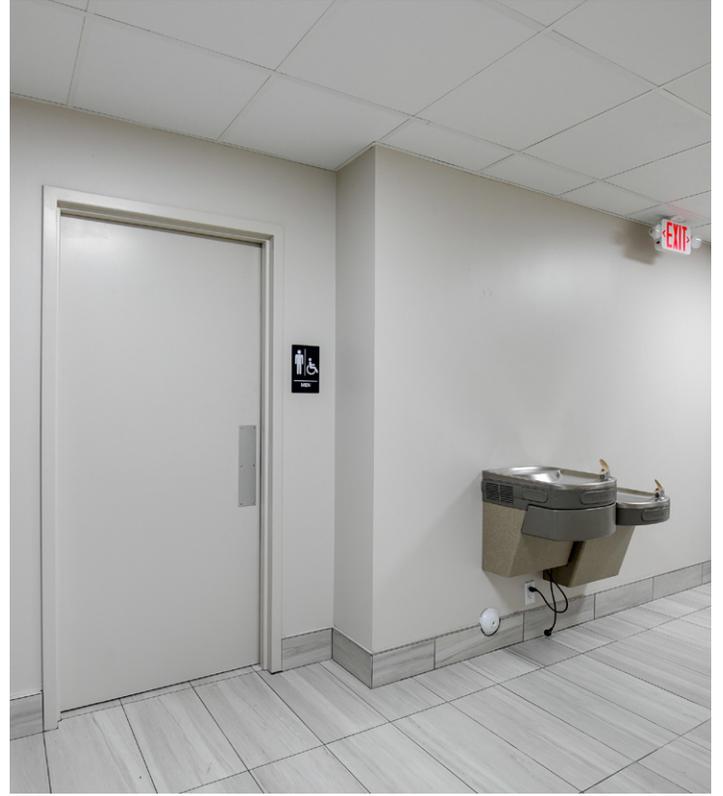
**This 6,125 SF retail space on North 18th Street offers a premier opportunity for restaurateurs, retailers, or creative office users to establish a presence in the heart of Shockoe Bottom.**

Located as an end space on one of the neighborhood’s most vibrant blocks, the property provides exceptional flexibility, including the ability to demise the space to fit a wide range of concepts and up to three optional storefront doors along North 18th Street. A grand outdoor patio creates a strong draw for food-and-beverage users, and the ability to install a hood further enhances the site’s appeal for restaurant operators seeking a high-visibility, experiential location.

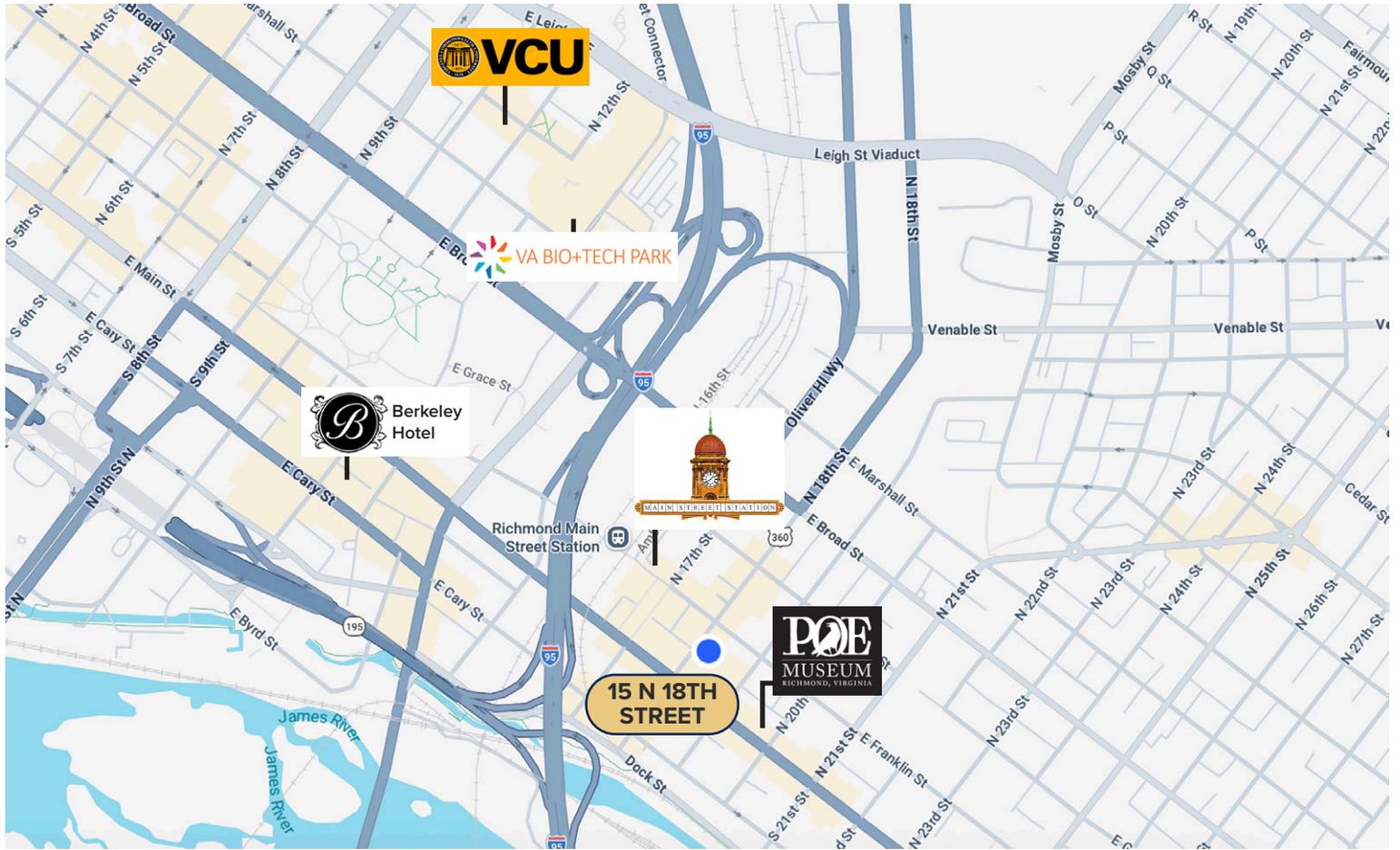
The landlord has white-boxed the space and is motivated to deliver it to tenants ready to open and operate, significantly reducing time and upfront costs. With 31 apartments directly above the space, thousands more residents within walking distance, close proximity to VCU Health / MCV, and the nearby new multifamily development on North 17th Street, The Bakery Apartments, the property benefits from a dense and growing built-in customer base. Surrounded by Shockoe Bottom’s established dining, nightlife, and entertainment scene, this space represents a rare opportunity to plant a flag in one of Richmond’s most dynamic and evolving urban corridors.

QUICK FACTS	
ADDRESS	15 North 18th Street, Richmond, VA 23223
PID	E0000132043
ZONING	B-5
GLA	6,125 SF
YEAR BUILT	1920
PRICE	\$19.50 PSF + \$4.11 PSF NNN expenses









## SHOCKOE BOTTOM

Shockoe Bottom is one of Richmond's oldest and most historic neighborhoods. Today, as a center for lively businesses and entertainment venues, Shockoe Bottom is home to some of Richmond's most well-known shops and restaurants. In addition, Shockoe Bottom is also a popular residential area for those who choose an urban lifestyle where they can combine the best aspects of city-living.

Richmond's iconic Main Street Station and the 17th St Farmers Market are famous landmarks in this neighborhood. The central business district, VCU Medical Center, and VA Bio+Tech Park are also within walking distance of this neighborhood. This proximity to some of the region's largest employers and institutions makes Shockoe Bottom a popular residential area for students and young professionals. This demand can be seen in the number of new and renovated multifamily residential units that have been constructed in the past 20 years. Former tobacco warehouses have been converted to join new construction in providing some of the City's most distinctive urban apartments.



**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

## MEET YOUR AGENTS



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