

FOR SALE

POLLARD & BAGBY
REAL ESTATE

1808 Staples Mill Road, Richmond, VA 23230 4911 Caskie Street, Henrico County, VA 23230



Available immediately for sale, approximately 5,913 sf freestanding second generation restaurant/retail building situated on .638 acres. The property is located in the City of Richmond with TOD-1 zoning and in Henrico County with B-2 zoning. The expansive parking lot provides ample parking or redevelopment opportunity in the heart of Willow Lawn. The property is located in both the City of Richmond Opportunity Zone and the Henrico County Enterprise Zone.

PROPERTY FEATURES:

- Sale Price: \$2,450,000
- Approximately 5,913 Gross SF With 1,494 SF of Basement Level Storage.
- Second-Gen Restaurant With Full Kitchen Build Out.
- Highly Trafficked: Staples Mill Road 11,100 VPD & W Broad Street 26,000 VPD
- Zoning: TOD-1 & B-2

CONTACT:

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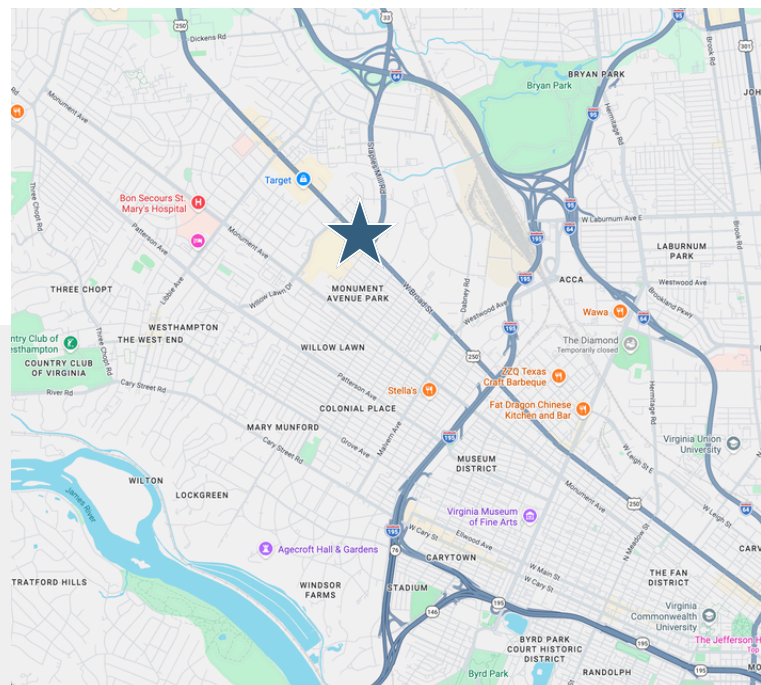
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ADDITIONAL PHOTOS:



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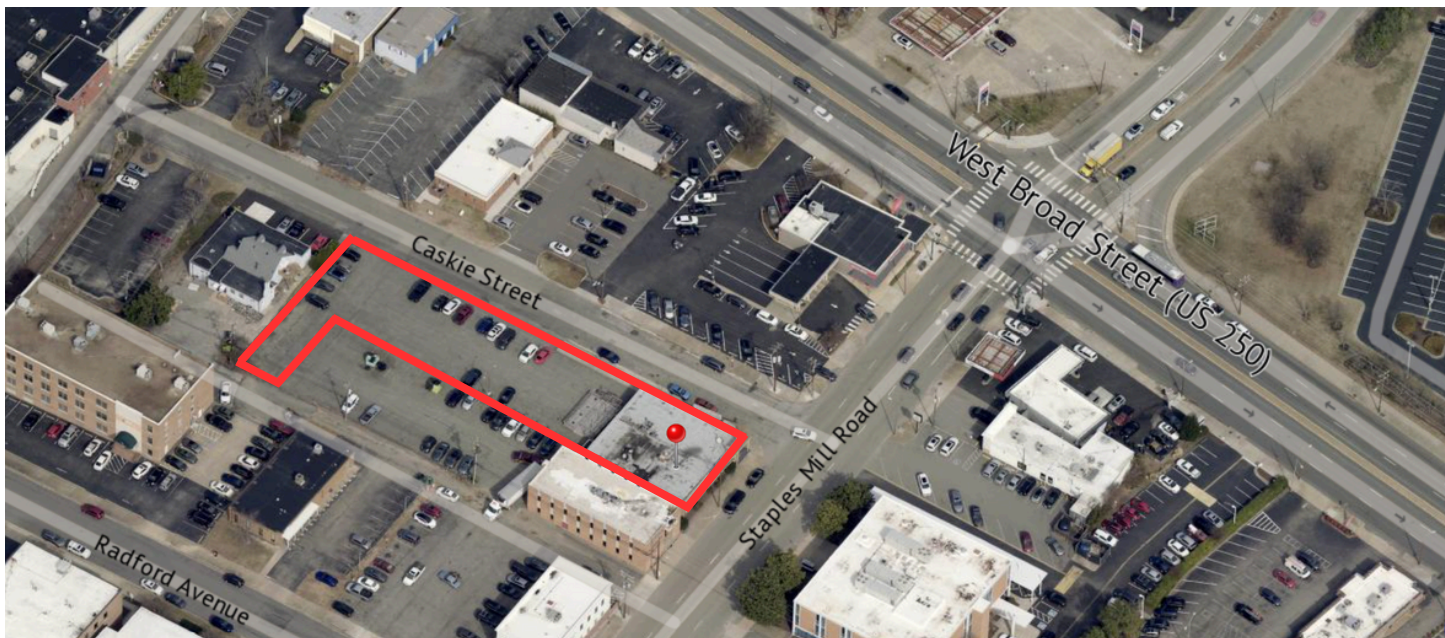
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AERIAL VIEW:



Demographics Summary (1, 3 & 5-Mile Radius)

Demographic	1-Mile Radius	3-Mile Radius	5-Mile Radius
Projected 5-Year Population Growth	2.5%	0.9%	0.5%
Total Population	9,962	102,917	264,717
Daytime Population	23,710	134,704	359,841
Median Household Income	\$109,956	\$90,886	\$76,855

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