

EXCLUSIVE LISTING

"Turn-key" 2nd Generation Coffee Shop/Restaurant Space for Lease in Heart of Manchester

1,098 SF Move-in Ready with all FF&E Included

**FOR  
LEASE**



20  08  
**ONE SOUTH  
COMMERCIAL**

**1213 HULL STREET**

RICHMOND, VA 23224

 **\$32 PSF/NNN**

**PROPERTY HIGHLIGHTS**

- ✓ MOVE-IN READY SECOND GENERATION COFFEE SHOP/ RESTAURANT SPACE
- ✓ IMMACULATELY RENOVATED
- ✓ ALL FF&E INCLUDED
- ✓ PERFECT FOR FAST-CASUAL OR BOUTIQUE DINING CONCEPT
- ✓ HIGHLY EFFICIENT 1,098 SF SPACE

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**This 1,098 SF “turn-key” 2nd generation coffee shop/restaurant in the heart of Manchester is one of the most exceptional and unique build-out’s Richmond’s dining scene has seen in a while!**

This move-in ready ground floor coffee shop/restaurant is fully equipped with all furniture, fixtures, and equipment (FF&E), allowing for a seamless transition for any new or established operators. The current build-out which showcases a pristine time-capsule worthy diner aesthetic, offers a nostalgic yet modern vibe for an array of concepts, perfect for attracting a diverse customer base with potential for a high volume business. Its efficient layout caters to fast-casual dining concepts and provides a unique platform for an open kitchen experience, enabling chefs to engage directly with customers.

Situated on the 1200 block of Hull Street in a beautifully renovated 2 story mixed use building, this restaurant storefront benefits from a vibrant mix of residents and visitors drawn to Manchester’s hip energy and historic charm. 1213 Hull Street offers a highly visible location, ensuring steady foot traffic and excellent accessibility. Whether launching a fresh concept or bringing a well-loved brand to up and coming Manchester, this restaurant space is the perfect setting to create an unforgettable dining experience.

**QUICK FACTS**

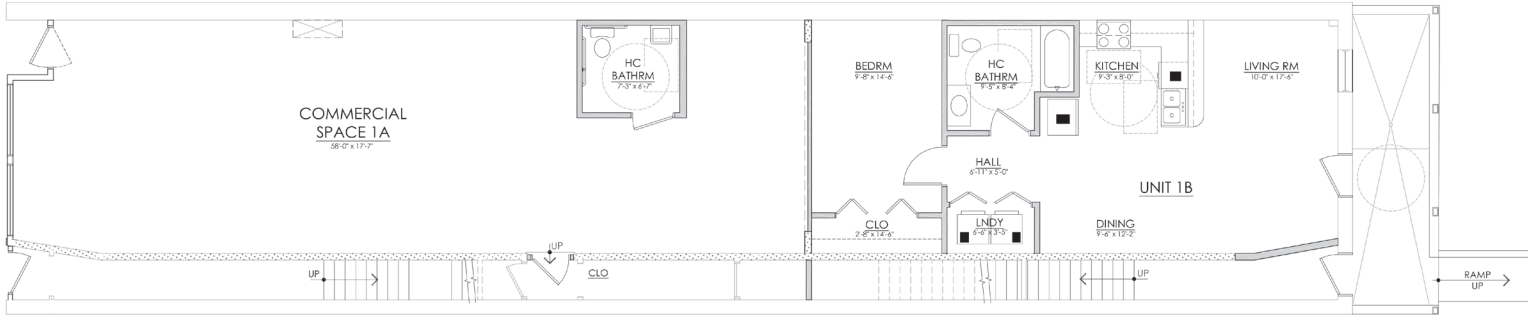
<b>ADDRESS</b>	1213 Hull St Richmond, VA 23234
<b>PID</b>	S0000085020
<b>ZONING</b>	B-5
<b>AC</b>	0.083
<b>GBA</b>	1,098 SF
<b>LEASE PRICE</b>	\$32 PSF/NNN







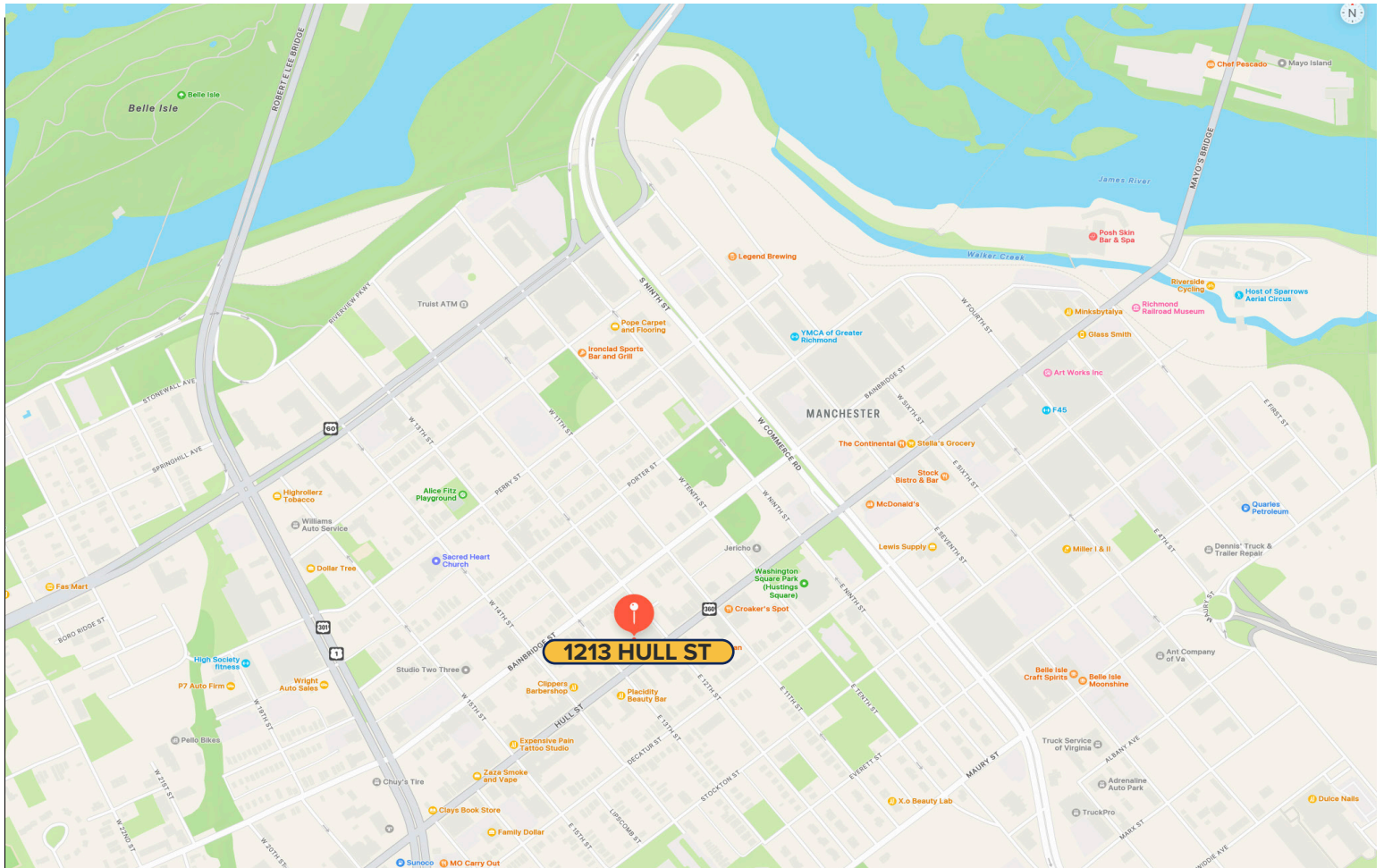




FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Hull Street	E 12th St NE	11,874	2022	0.03 mi
Hull St	E 12th St NE	12,793	2022	0.03 mi
Bainbridge Street	W 13th St SW	5,484	2022	0.06 mi
Bainbridge St	W 14th St SW	4,980	2022	0.09 mi
Decatur St	E 13th St SW	1,395	2022	0.11 mi
Decatur Street	E 13th St NE	1,788	2022	0.12 mi
Hull St	E 9th St SW	13,506	2022	0.20 mi
Hull Street	E 9th St SW	17,812	2022	0.20 mi
W Commerce Rd	Hull St SE	6,931	2022	0.23 mi
Hull Street	Commerce Rd NE	17,812	2022	0.23 mi



## MANCHESTER

Nestled along the southern bank of the James River, Manchester is a thriving neighborhood that blends rich history with modern urban revitalization. Once an independent city with deep industrial roots, Manchester is now one of Richmond's most dynamic areas for growth and innovation. Known for its stunning skyline views, proximity to the river, and a flourishing arts scene, the area is a magnet for businesses, residents, and visitors seeking the perfect mix of character and convenience.

Manchester's rapid transformation is fueled by creative energy and strategic development. The neighborhood offers a mix of industrial-style lofts, modern apartments, and adaptive reuse projects that attract professionals, entrepreneurs, and families alike. With its excellent connectivity to downtown Richmond and access to parks, trails, and waterfront activities, Manchester presents an ideal location for businesses seeking a vibrant, connected community to call home.





**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 AGENT



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