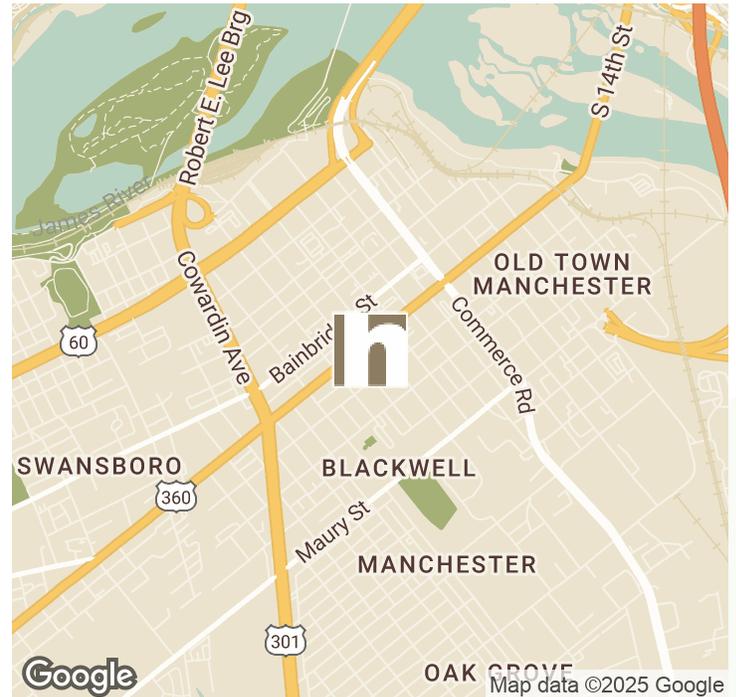


For  
Lease

# Manchester Retail/Office Suite

1208 HULL ST, RICHMOND, VA 23224

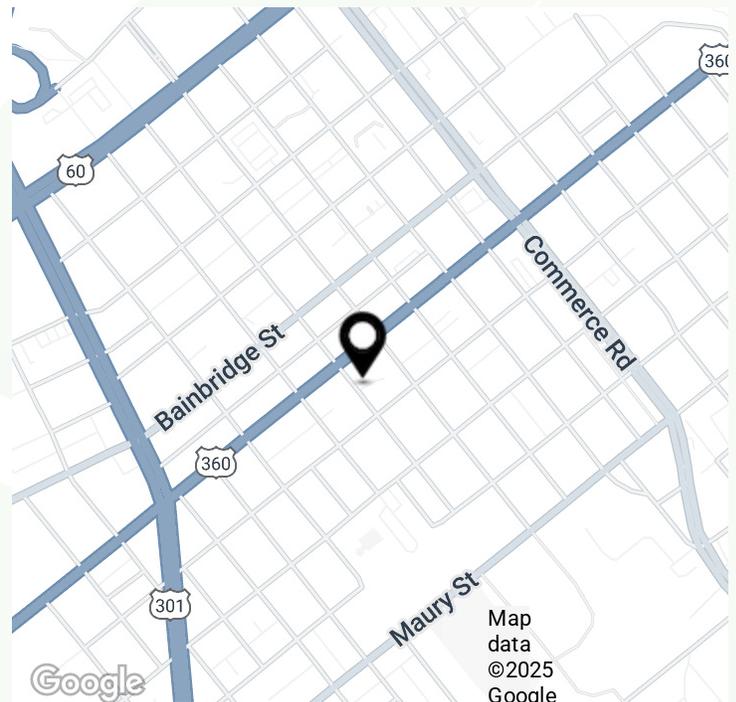


## Property Description

Hull St Retail/Office Location. Renovated 1st floor Suite, 1875sf has access from the front to the rear. Enter at the Hull St retail and/or reception area and 6 small to medium rooms, kitchen and 2 half bathrooms. Measurements area: retail/reception area 19x16, 2 rooms w/door: 13x15 and 14x9, kitchen 12x6, hallway w/3 rooms: 10x14, 10x6.5, 10x6.5, 2 half baths, rear exit to parking in rear. This location has exposure, with approximately 18,000 vehicles passing per day. Rent is \$13/sf/yr: \$2031 plus NNN: \$213/mon -> \$2250/mon

## Property Highlights

- Prime street-level location
- High foot traffic
- Spacious storefront
- Updated HVAC system



**Susan Haas, MURP** Principal Broker

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VA #0225083094

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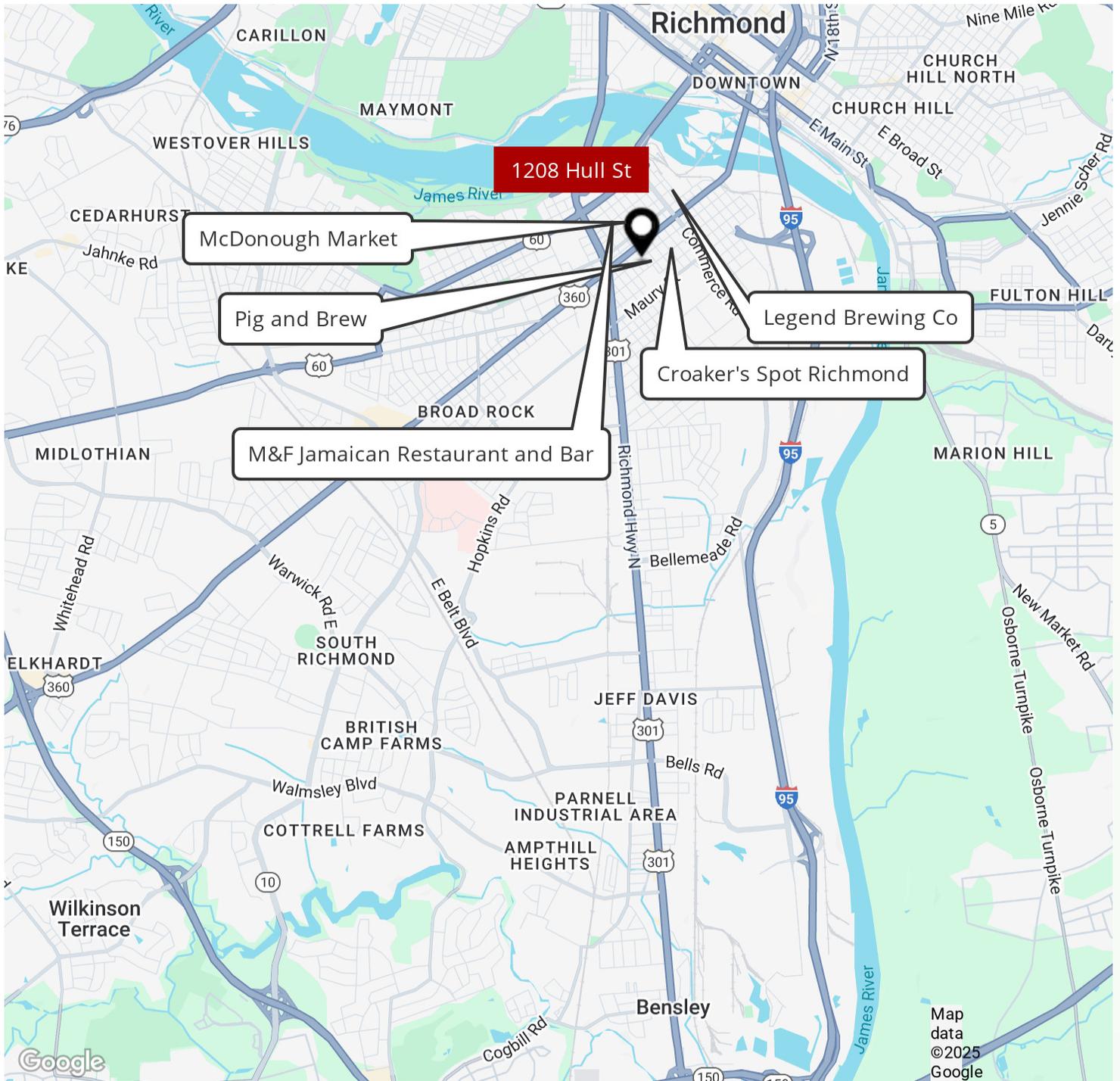
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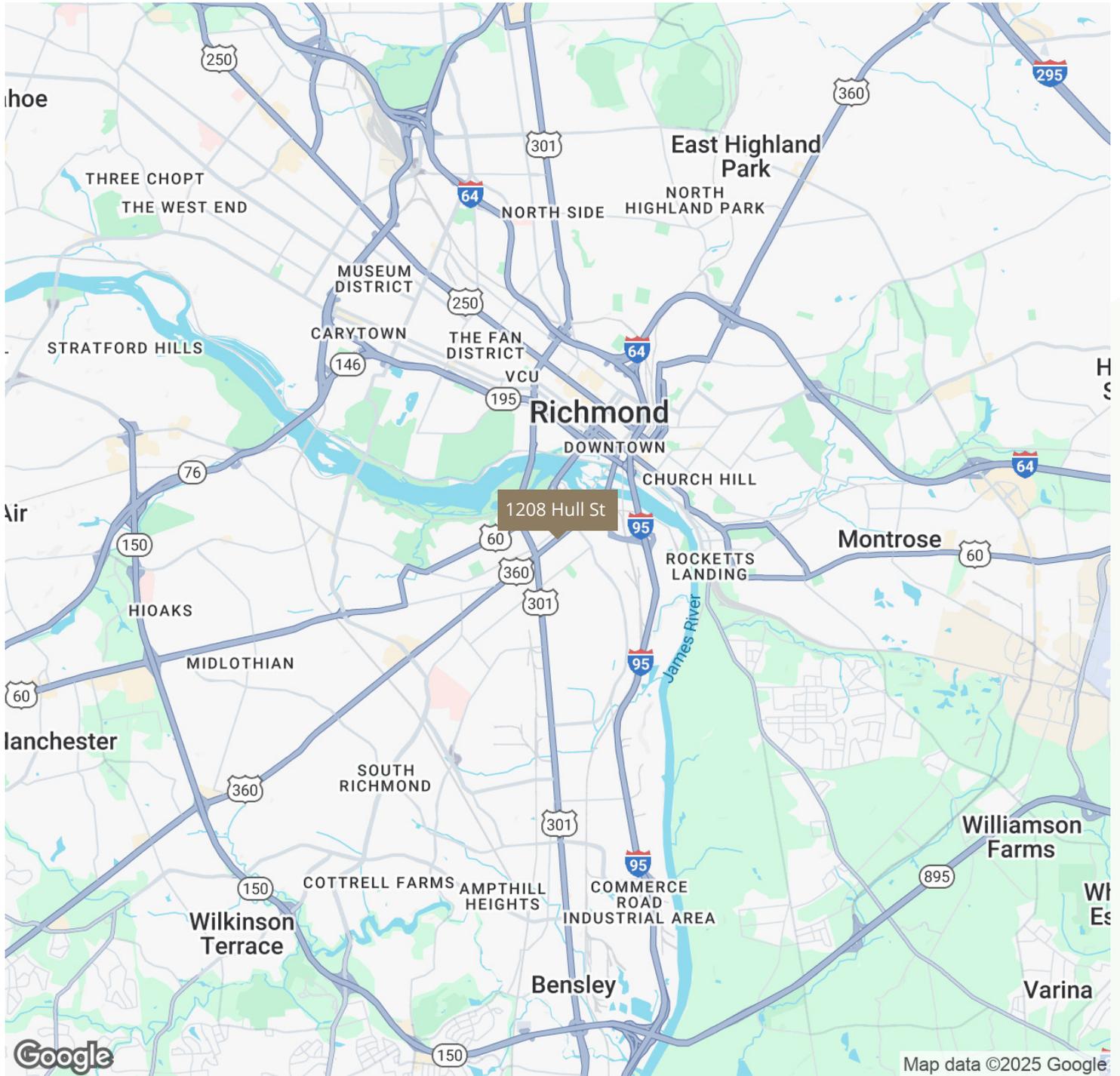
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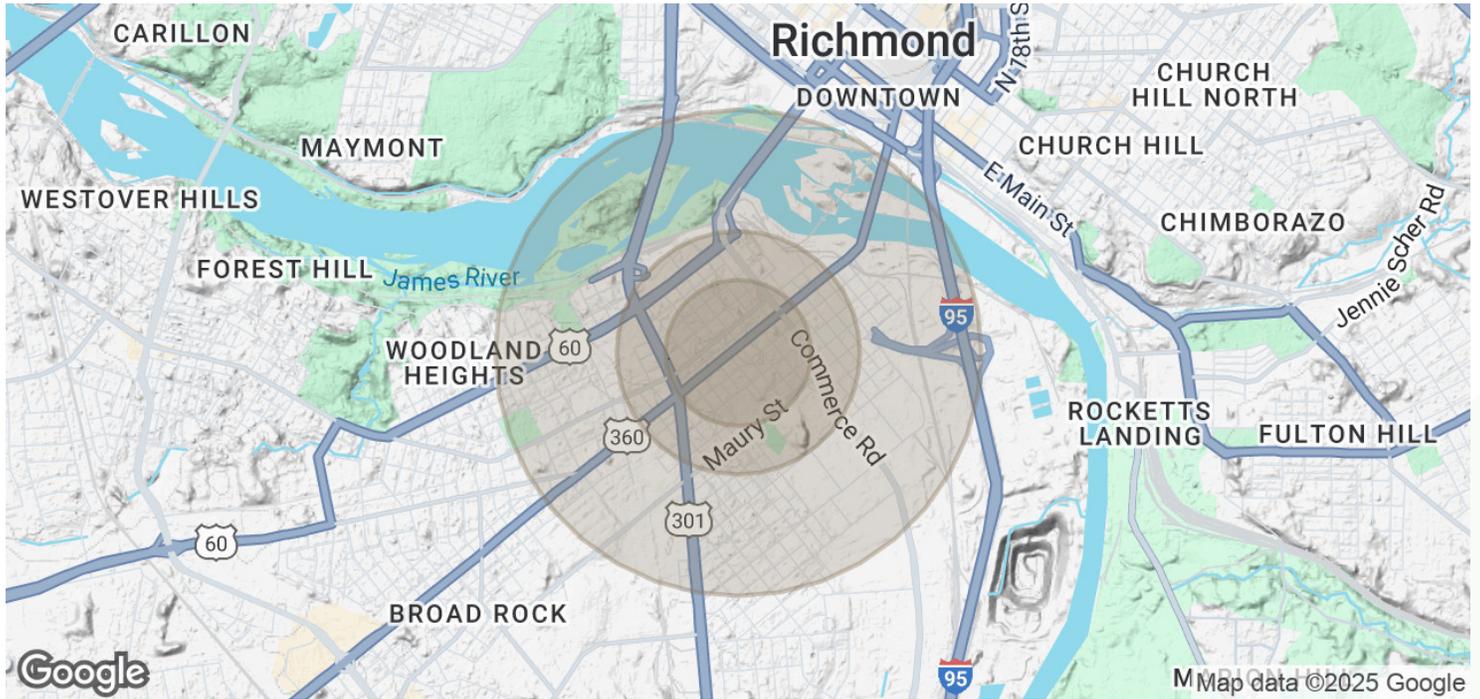
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# Hull Street Office Suite

1208 HULL ST, RICHMOND, VA 23224



## Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,813	6,452	11,636
Average Age	36	34	36
Average Age (Male)	35	34	36
Average Age (Female)	36	34	36

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	925	3,739	6,272
# of Persons per HH	2	1.7	1.9
Average HH Income	\$62,084	\$66,656	\$68,658
Average House Value	\$508,300	\$455,236	\$401,655

Demographics data derived from AlphaMap



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