

For  
Sale

# Retail/Manufacturing Opportunity

510 S 14TH ST RICHMOND, VA.



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# Property Summary



## Property Description

137' frontage on the Mayo Bridge, 9,643sf paved pad, 1,290 sf, single-story brick building, positioned on Mayo Island with apr. 36,000VPD, located between Manchester and Downtown Richmond, at the James River and entrance of the newly approved 16-Acre Mayo Island Park. This redevelopment opportunity has potential for many uses, connecting to the metro transit system, Va. Capital Bike Trail, James River, walking trails, close to dozens of restaurants, shops, offices and with interstate access in .1 mile, and Amtrak station located .6mi,

## Offering Summary

<b>Sale Price:</b>	\$842,000
<b>Lot Size:</b>	9,643 SF
<b>Building Size:</b>	1,290 SF

<b>Demographics</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
<b>Total Households</b>	154	2,650	11,615
<b>Total Population</b>	214	3,778	18,032
<b>Average HH Income</b>	\$91,388	\$90,174	\$82,875

# Property Highlights



## Location Information

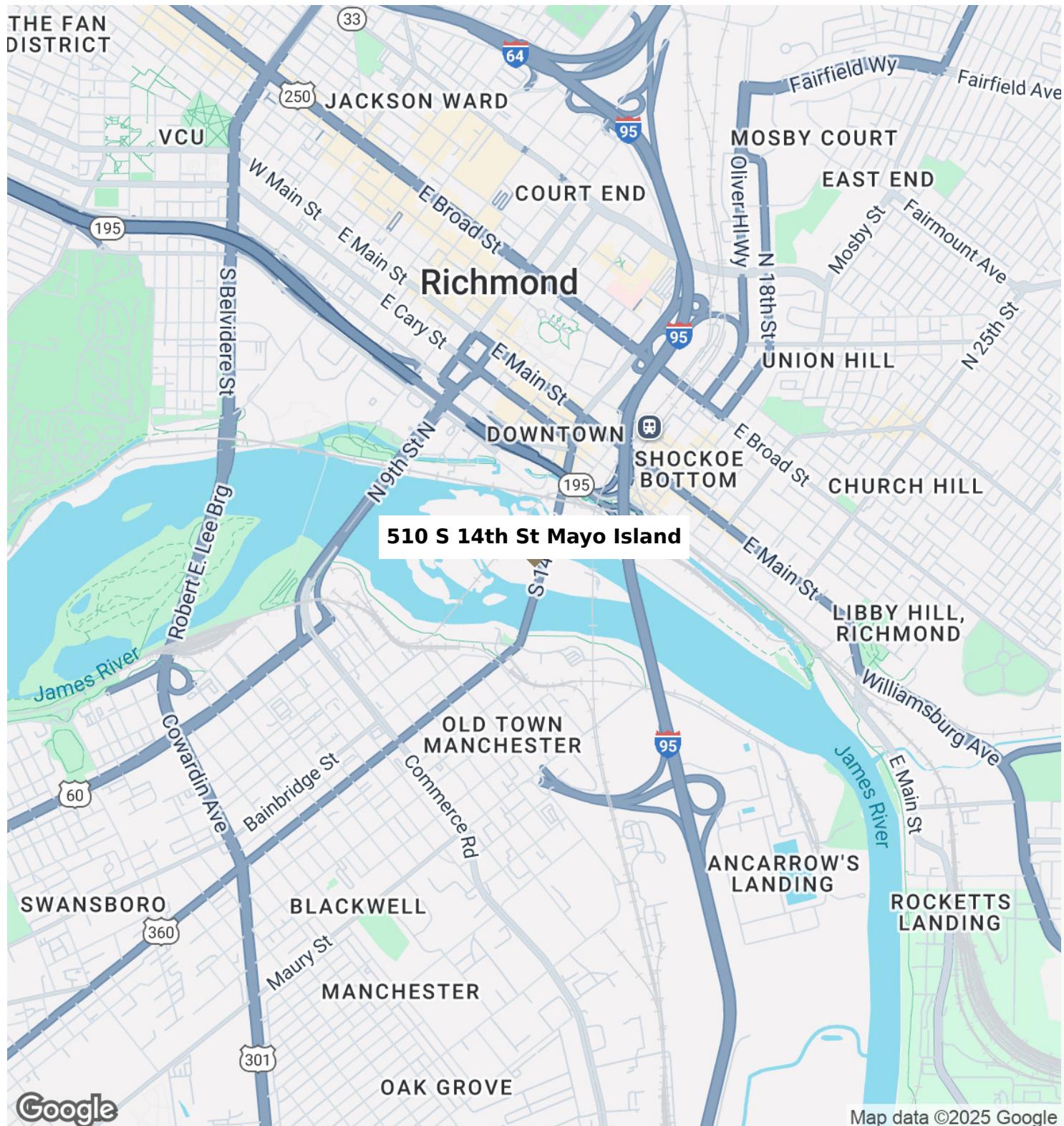
Building Name	Mayo Bridge Retail
Street Address	510 S 14th St
City, State, Zip	Richmond, VA 23219
County	Richmond city
Market	Richmond
Sub-market	Downtown
Cross-Streets	Mayo Bridge, E Dock St
Road Type	Paved
Market Type	Large
Nearest Highway	.1mi
Nearest Airport	10 mi

## Property Highlights

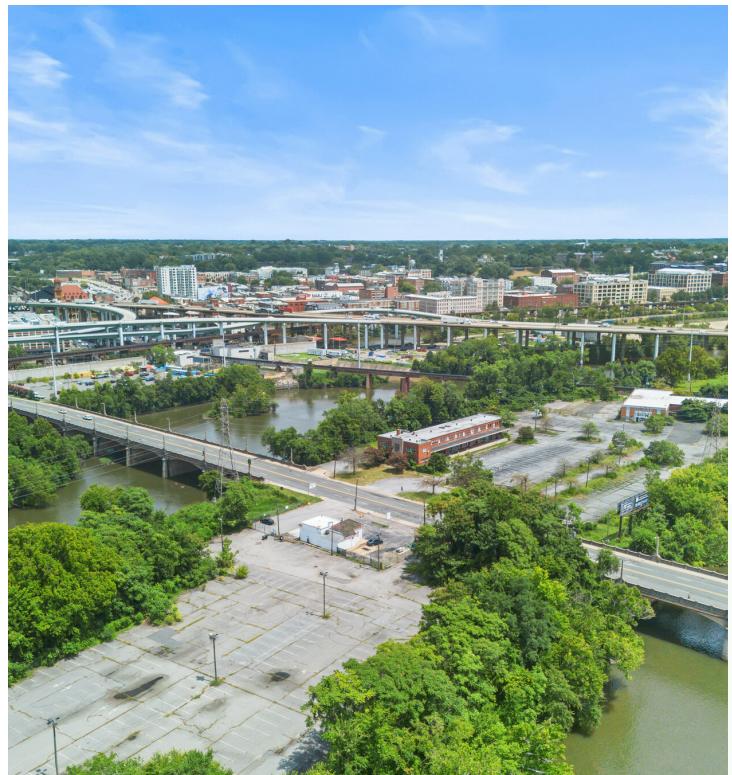
- High-Visibility Opportunity for Business Uses
- Opportunity Zone Tax Incentives
- Redevelopment Project Opportunity
- 137' Frontage on Mayo Bridge
- 36,000 VPD
- Situated between Richmond's Central Business District and Manchester Urban District
- High-Visibility Location at Mayo Island 16-Acre Park Project
- Existing Net Income Opportunity
- Bridge Replacement Project Underway
- Located at Transit Stop, Close to Amtrak and Interstate Access



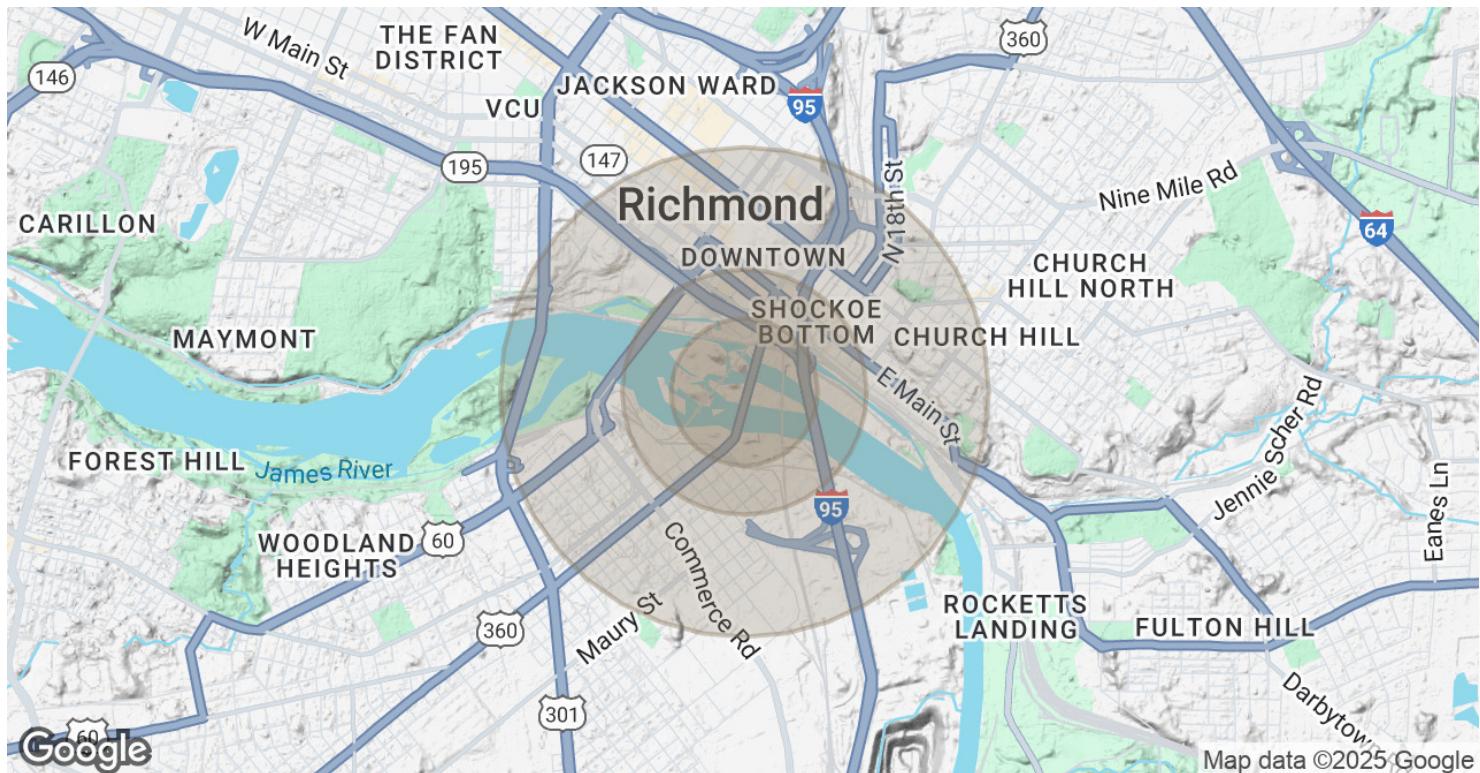
# Regional Map



## Additional Photos



# Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	214	3,778	18,032
Average Age	36	35	34
Average Age (Male)	36	35	34
Average Age (Female)	36	34	34
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	154	2,650	11,615
# of Persons per HH	1.4	1.4	1.6
Average HH Income	\$91,388	\$90,174	\$82,875
Average House Value	\$388,057	\$507,559	\$541,528

Demographics data derived from AlphaMap Disclaimer: This property is offered 'as is, where is'. All information deemed reliable but not guaranteed. Buyers are encouraged to conduct their own due diligence.