

FOR LEASE

MIXED USE RETAIL/RESIDENTIAL STOREFRONT

1705-1709 E Franklin St | Richmond, VA 23223



S.L. NUSBAUM
REALTY CO.



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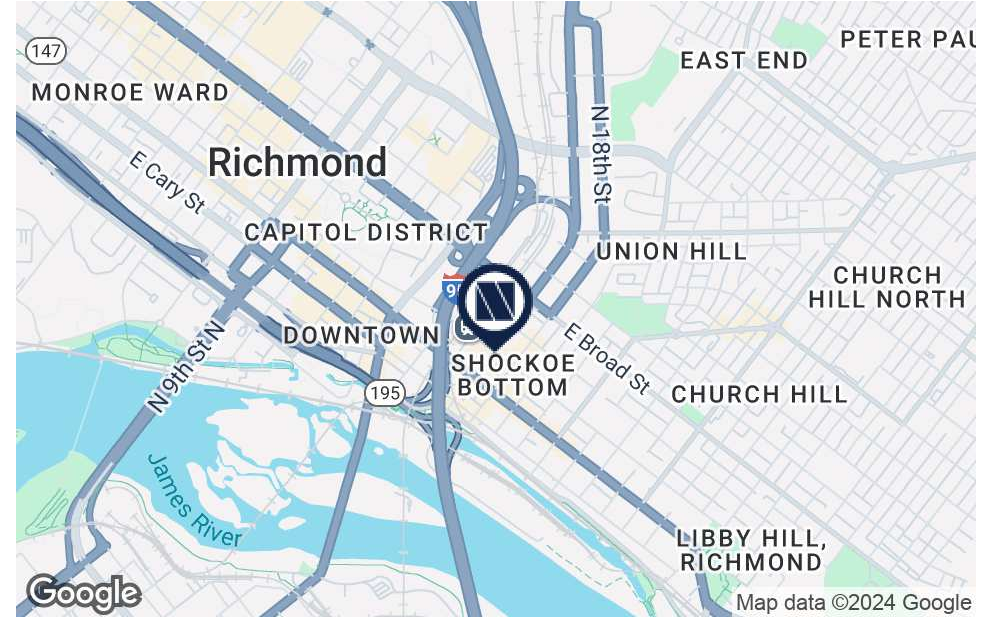
PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (Full Service)
Building Size:	11,941 SF
Available SF:	3,538 SF

TRAFFIC COUNTS

	VPD
I-95	145,000
W. Broad St	26,000
E Main St	14,000
N 18th St	7,400

PROPERTY OVERVIEW

Mixed Use Retail / Office Storefront

PROPERTY HIGHLIGHTS

- Ground level storefront retail/office that can be divided into two spaces with minimal buildout
- Two basement spaces with separate stair access
- Loft space with stair access
- 3 reserved and covered parking spaces with automatic door access
- 2017 renovations
- 12 second-story apartments
- In proximity to brand new 12 story multi-family development

ADDITIONAL PHOTOS

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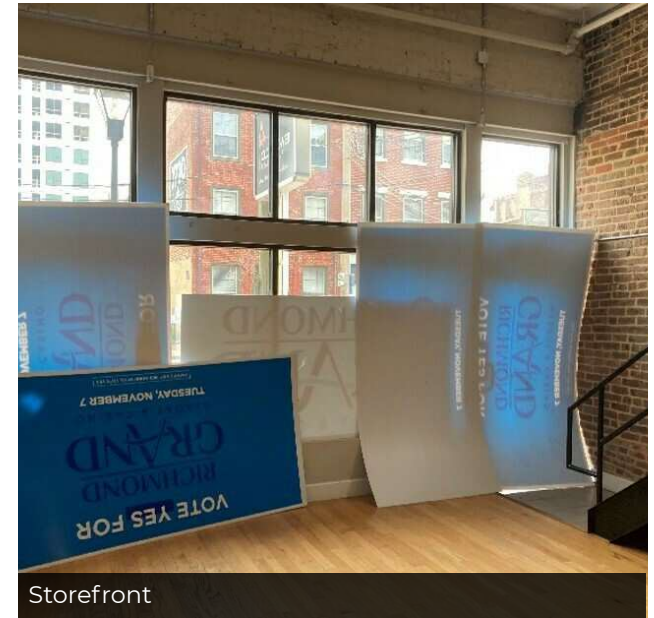
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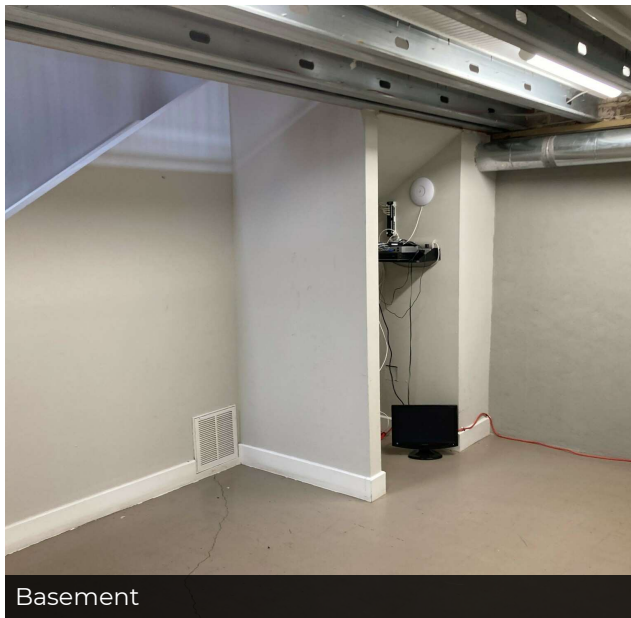
Storefront



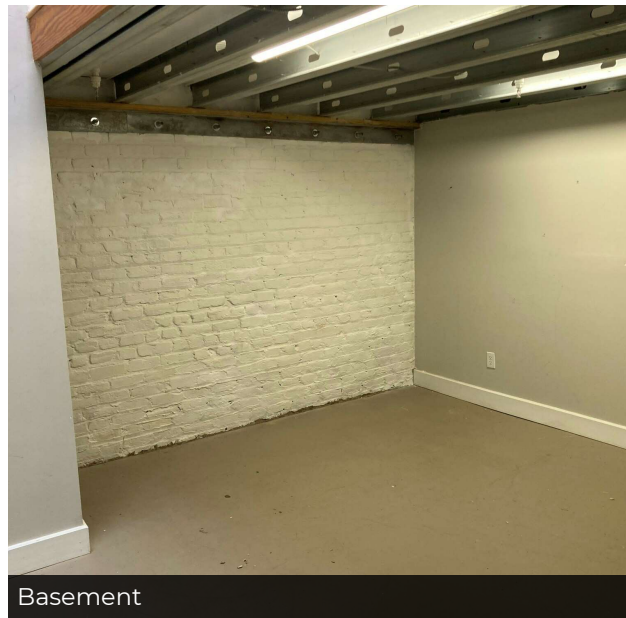
Storefront



Storefront



Basement



Basement



Basement

DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,753	6,121	22,117
Daytime Population	5,424	37,587	76,906

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,113	4,381	11,958
Average HH Income	\$85,322	\$88,616	\$83,281

CONTACT INFORMATION

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