

FOR LEASE

1201 BELLEVUE AVE
RICHMOND, VA

125 YEARS SERVING RICHMOND
POLLARD & BAGBY
REAL ESTATE



DESCRIPTION

Located in the walkable Bellevue neighborhood at the signalized intersection of Bellevue Avenue and Brook Road, this sought after end-cap is available for immediate lease.

PROPERTY FEATURES

- New TPO Roof Over an Open Floor-Plan
- Two, Shared Off-Street Parking Lots; Bus Stop Adjacent
- Pedestrian Friendly Walk/Bicycle Lanes
- Frontage: 162' on Bellevue Ave; 150' on Brook Rd
- Zoning: B-1; Parcel ID N000-2274-007
- 4,360 SF +/-; \$16 PSF + NNN (1.53 PSF)
 - (Total Monthly: \$6,369.78)
- T.I. Allowance contingent on Financial Review/Business Terms
Neighboring Businesses include:
- CVS, Northside Grille, Early Bird Biscuits, Nicola Flora, Enoteca Sogno, Little House Green Grocery, to name a few



CONTACT INFORMATION

Tony Rolando

Associate Broker, Commercial Leasing & Sales Manager
C 804.647.6700 | tony@pollardandbagby.com

Pollard & Bagby, Inc.

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2 South 5th Street, P.O. Box 2488, Richmond, VA
O 804.643.9011 | F 804.782.9897 | www.pollardandbagby.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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PROPERTY PHOTOS



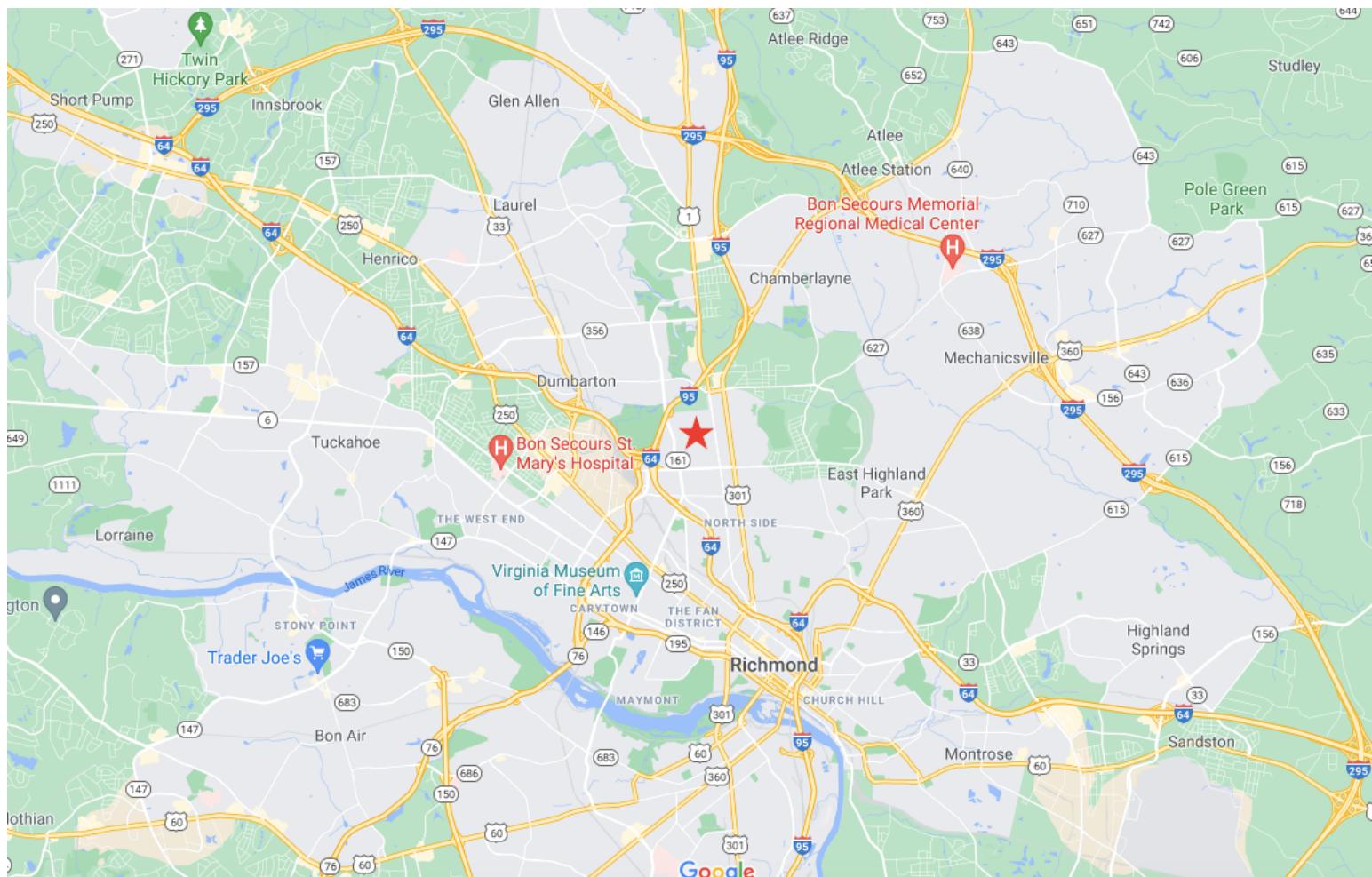
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LOCATION MAP



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DEMOGRAPHICS

ANNUAL SPENDING

2021 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$165,717	\$1,252,591	\$2,917,999
Total Apparel	\$8,466	\$67,089	\$155,739
Women's Apparel	3,536	26,725	61,640
Men's Apparel	1,743	13,702	31,759
Girl's Apparel	489	4,269	10,139
Boy's Apparel	351	3,102	7,414
Infant Apparel	355	3,346	7,819
Footwear	1,992	15,945	36,967
Total Entertainment & Hobbies	\$27,719	\$196,628	\$454,105
Entertainment	2,384	18,745	44,993
Audio & Visual Equipment/Service	6,514	47,843	110,000
Reading Materials	401	2,479	5,643
Pets, Toys, & Hobbies	4,278	30,926	71,211
Personal Items	14,142	96,635	222,258
Total Food and Alcohol	\$45,097	\$337,229	\$779,333
Food At Home	23,001	170,617	394,801
Food Away From Home	18,930	143,145	330,930
Alcoholic Beverages	3,167	23,466	53,602
Total Household	\$27,009	\$204,338	\$478,537
House Maintenance & Repair	4,832	38,546	91,967
Household Equip & Furnishings	10,669	79,513	185,997
Household Operations	8,127	61,564	143,268
Housing Costs	3,382	24,715	57,305

POPULATION

Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	12,836	107,424	253,143
2021 Estimate	12,554	104,636	245,452
2010 Census	12,017	96,341	219,821
Growth 2021 - 2026	2.25%	2.66%	3.13%
Growth 2010 - 2021	4.47%	8.61%	11.66%