



RETAIL PROPERTY FOR SUBLLEASE

6801 FOREST HILL AVENUE | RICHMOND, VA 23225

FEATURES

- **6801 FOREST HILL AVENUE - SUBLLEASE**
- 1,525 SF Prime Commercial Property for Sublease.
- ZONED B-2: Community Business.
- Perfect for a new restaurant or flexible retail space.
- Direct frontage on highly traveled Forest Hill Avenue.
- Located at signalized intersection in the Granite Hills Shopping Center.
- Excellent visibility from both lanes of travel.
- Highly visible pylon signage.

Space Type	Retail Property For Sublease		
Available Space	1,525 SF		
Lease Rate	Ask Agent		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,653	76,023	239,488
Average HH Income	\$104,253	\$121,496	\$106,349
Traffic Count	27,835 VPD Forest Hill Ave		



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Taylor Long
PROPERTIES
 Commercial Real Estate

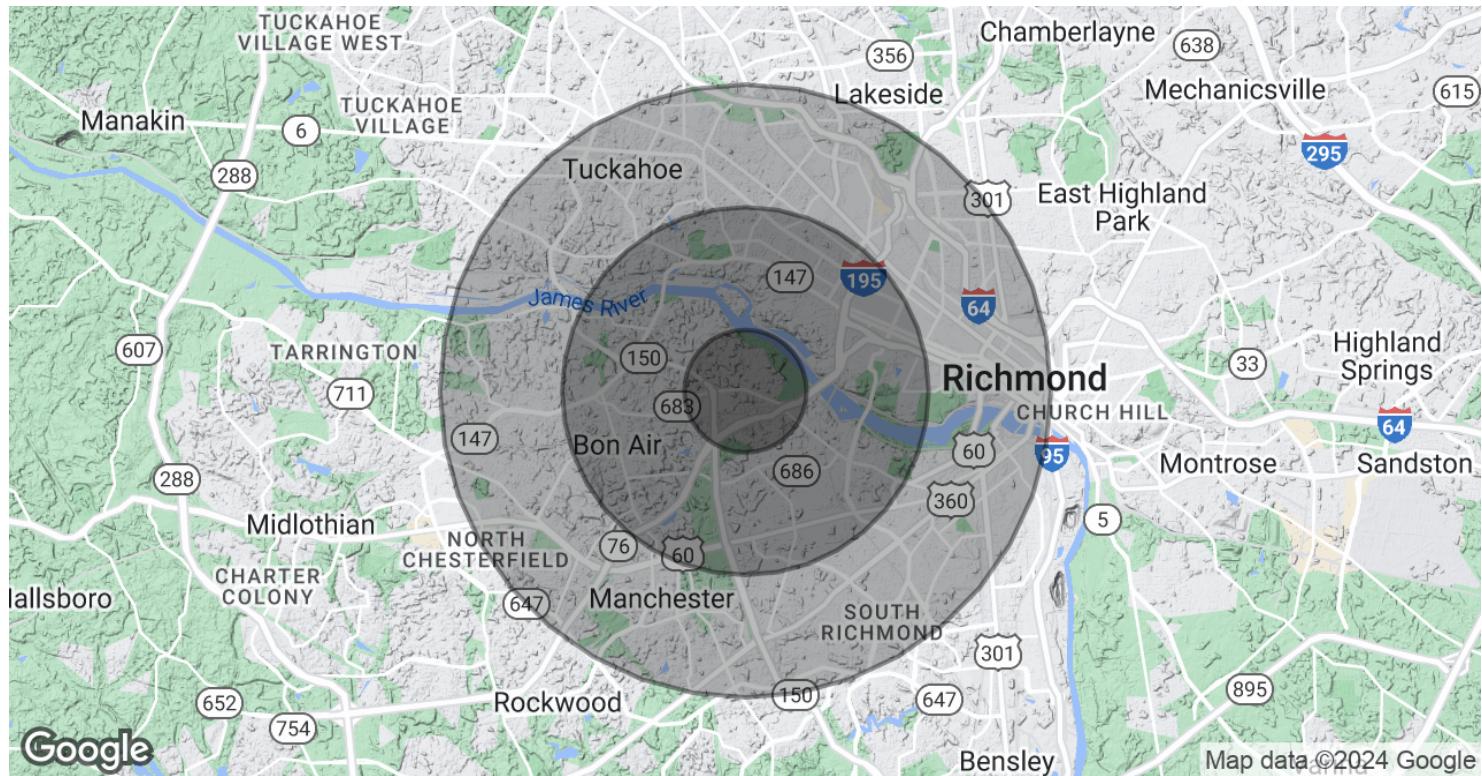


RETAILER MAP





DEMOGRAPHICS MAP & REPORT



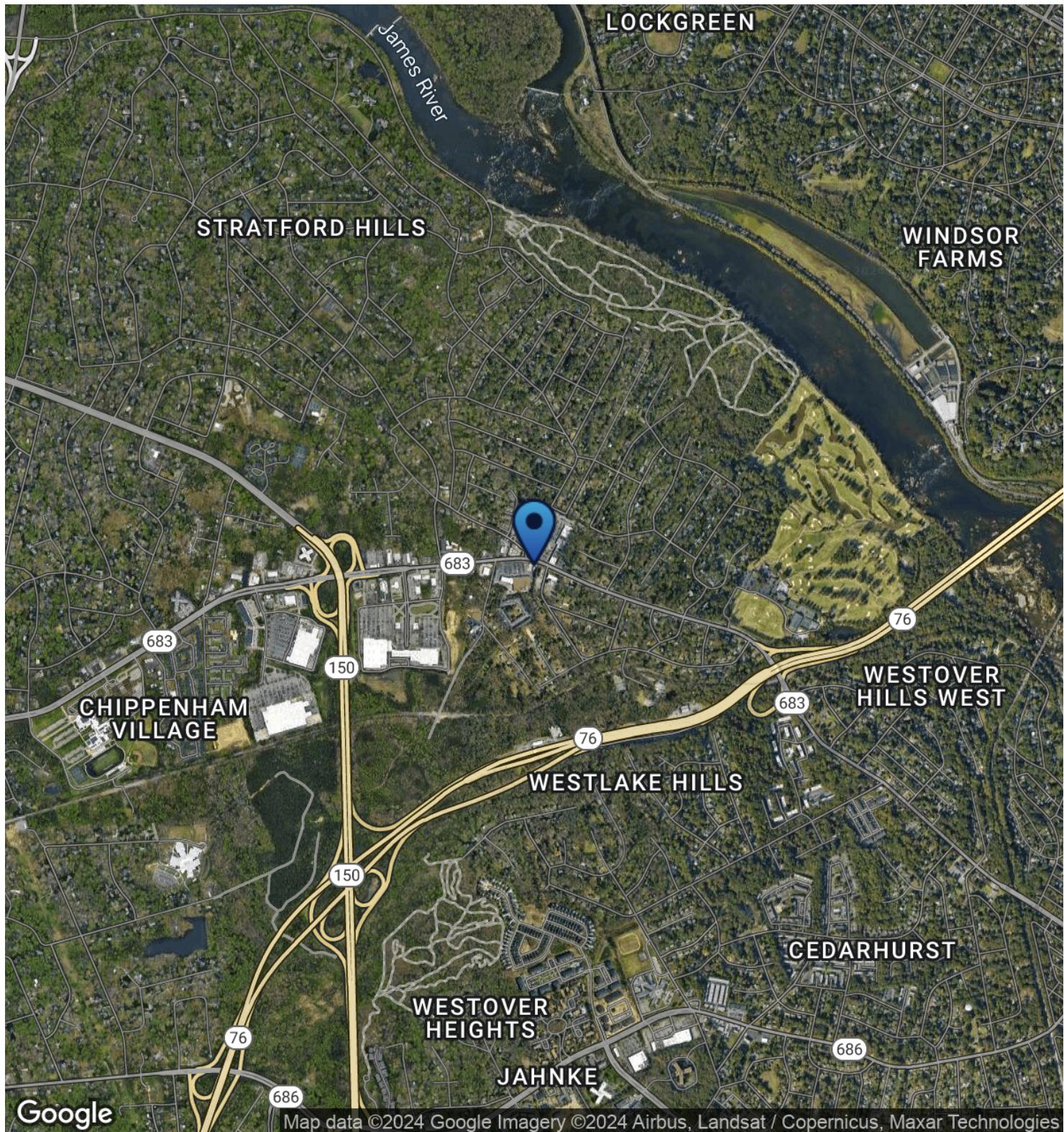
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,653	76,023	239,488
Average Age	45	40	39
Average Age (Male)	43	39	38
Average Age (Female)	46	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,859	35,719	106,868
# of Persons per HH	2	2.1	2.2
Average HH Income	\$104,253	\$121,496	\$106,349
Average House Value	\$438,860	\$553,107	\$480,935

Demographics data derived from AlphaMap



LOCATION MAP



Google

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies