



RETAIL PROPERTY FOR SUBLEASE

6801 FOREST HILL AVENUE | RICHMOND, VA 23225

FEATURES

- **6801 FOREST HILL AVENUE - SUBLEASE**
- 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		



Ellen Long: President / Principal Broker
O: 804.864.9788 x101
M: 804.539.7793
ellenlong@taylorlongproperties.com



Taylor Long
PROPERTIES
Commercial Real Estate



RETAILER MAP



GRANITE HILLS SHOPPING CENTER



AVAILABLE

Taylor Long
PROPERTIES
Commercial Real Estate

804.864.9788

www.taylorlongproperties.com



Forest Hill Avenue 30,355 VPD

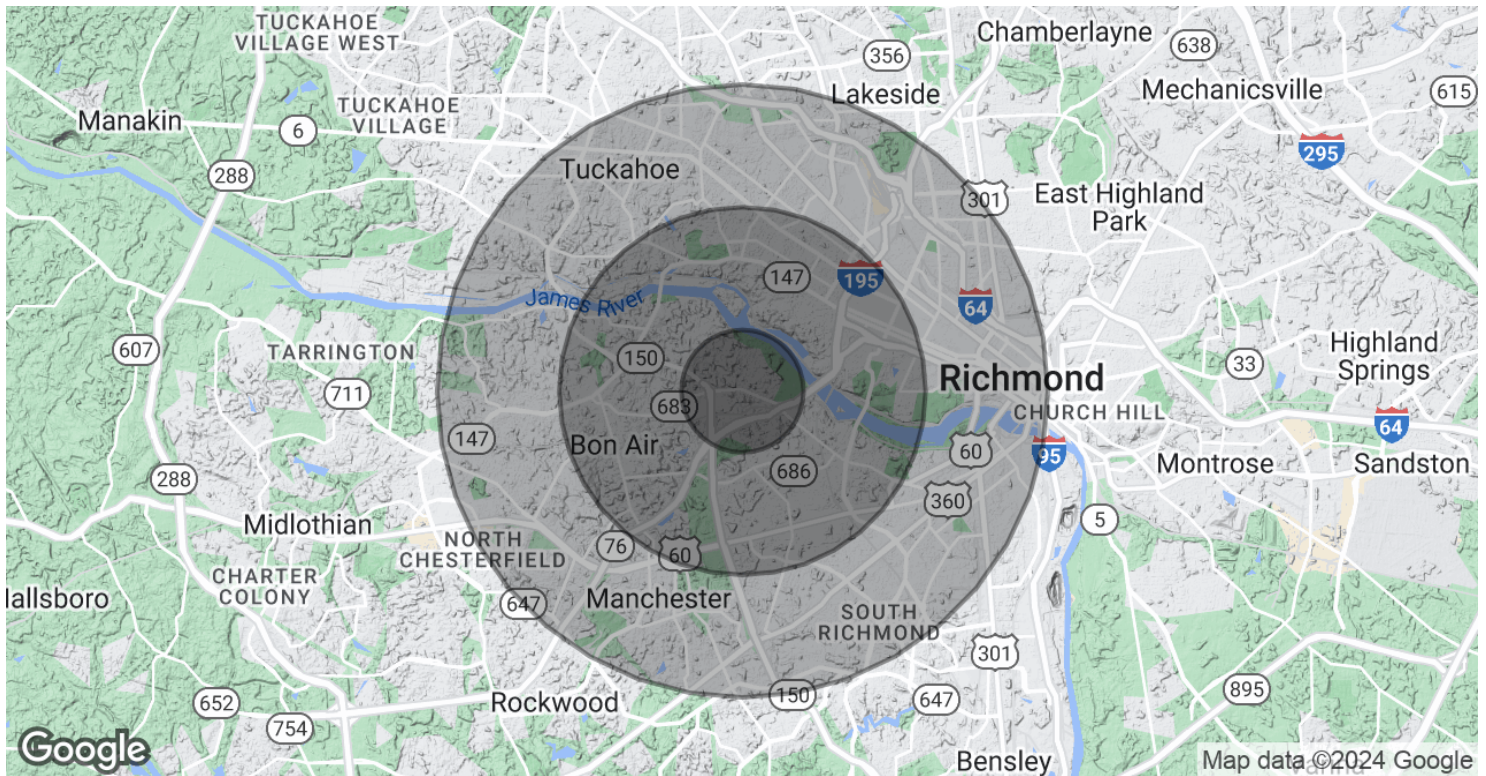


STRATFORD HILLS SHOPPING CENTER





DEMOGRAPHICS MAP & REPORT

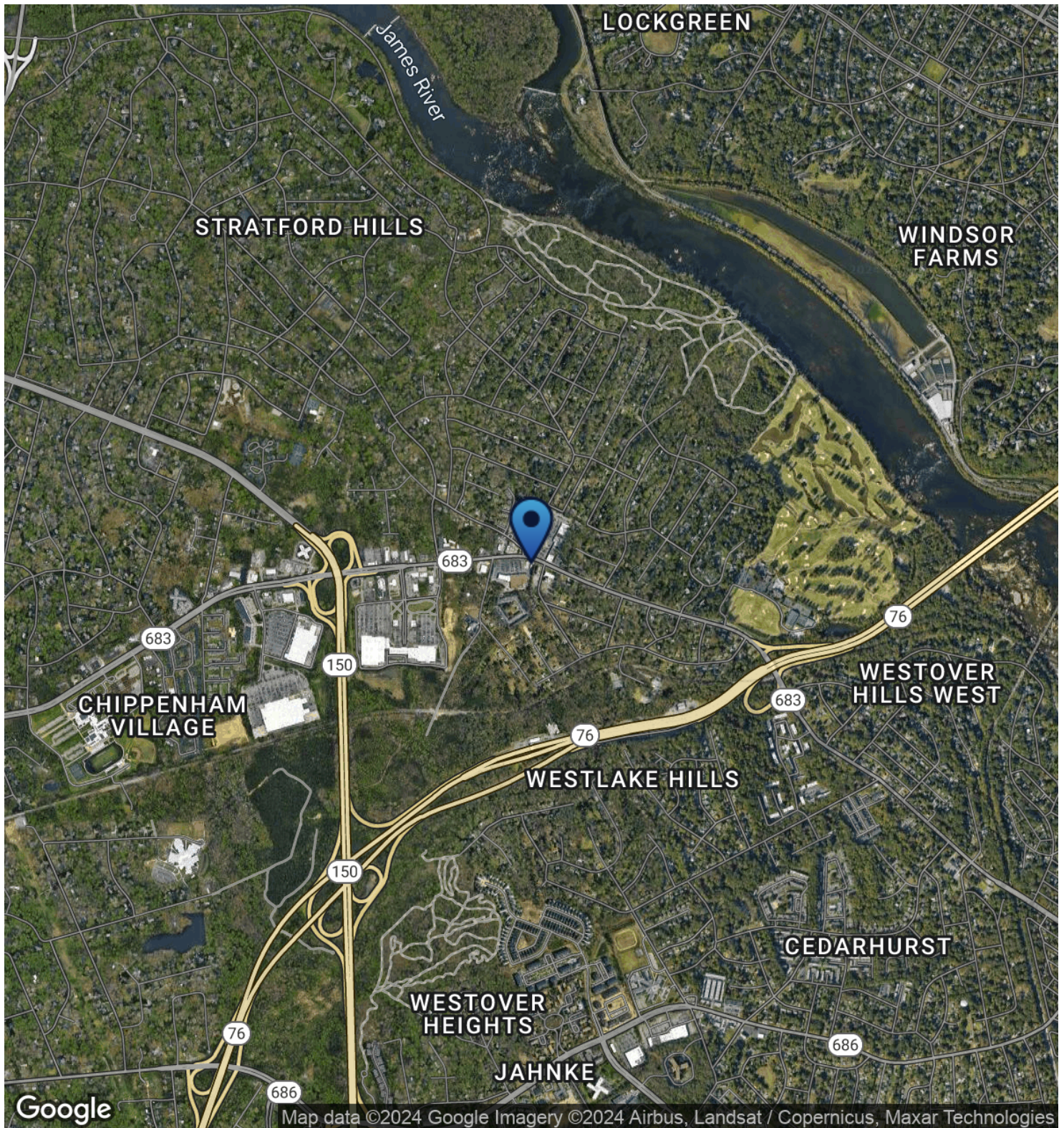


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,653	76,023	239,488
Average Age	45	40	39
Average Age (Male)	43	39	38
Average Age (Female)	46	41	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,859	35,719	106,868
# of Persons per HH	2	2.1	2.2
Average HH Income	\$104,253	\$121,496	\$106,349
Average House Value	\$438,860	\$553,107	\$480,935

Demographics data derived from AlphaMap



LOCATION MAP



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