

# RETAIL/EVENT SPACE FOR LEASE

Historic Church Hill Location

EXCLUSIVE LISTING

# FOR LEASE



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**ONE SOUTH**  
COMMERCIAL

**520 N 25TH ST**

RICHMOND, VA 23223



**\$14 PSF/NNN**

## PROPERTY HIGHLIGHTS

- ✓ **SCALED OPPORTUNITY CENTRALLY LOCATED  
IN CHURCH HILL NEIGHBORHOOD**
- ✓ **HIGHLY WALKABLE PROMINENT CORNER SITE**
- ✓ **UNIQUE HISTORIC ARCHITECTURAL PRESENCE/  
ELEMENTS**
- ✓ **AVAILABLE FOR RETAIL/RESTAURANT AND  
COMMUNITY GATHERING APPLICATIONS**

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520 N 25th is one of the most historic and rare exclusive lease offerings the Church Hill neighborhood has to offer for any commercial end user seeking an architecturally significant and scaled occupancy.

This beautifully preserved building, originally a two-story Masonic lodge, features a rich architectural history and offers a unique and versatile space for your business or organization. Located in one of Richmond’s most vibrant and historic neighborhoods, this property boasts a plethora of original features, including original millwork, soaring muraled ceilings, intricate masonry, and a stunningly well-preserved portico, creating an ambiance and presence that is both timeless and inspiring. With its prime location, 520 N 25th Street is the perfect opportunity to build a neighborhood anchor destination, whether you’re looking to establish a thriving business, a community center, a brewery, or a one-of-a-kind event space. Join the legacy of this storied building and make your mark in the heart of Church Hill.

This historic former Masonic Lodge for lease in Richmond’s Church Hill neighborhood provides an exceptional opportunity to be a part of a thriving community with a rich history. Located within walking distance of several of the City’s beloved and iconic landmarks, renowned restaurants, and local shops, your business will benefit from the vibrant foot traffic and the neighborhood’s strong sense of community. With its two-story layout, along with a substantial basement, generous square footage, and distinctive character, this property is a rare gem in an increasingly sought-after area. Don’t miss out on the chance to become a part of the Church Hill story and create a space that reflects your unique vision and aspirations.

QUICK FACTS	
ADDRESS	520 North 25th Street, Richmond, VA 23223
PID	E0000336001
ZONING	R-63
LOT SIZE	0.232 AC
GBA	9,000 SF + 4,500 SF basement
YEAR BUILT	1927

RATE TYPE | \$14 PSF/NNN













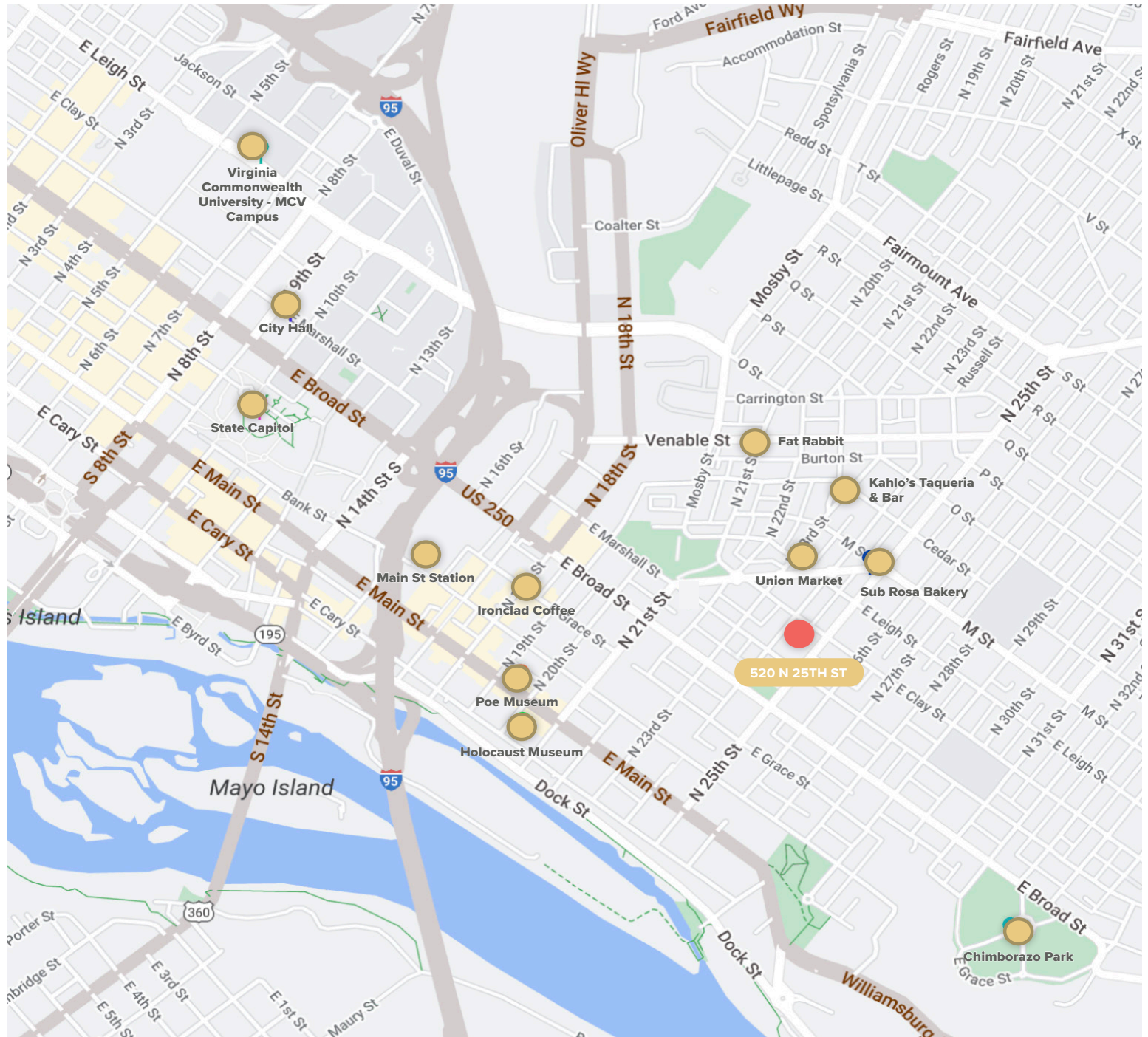
# CHURCH HILL

The Church Hill neighborhood is garnering national recognition for its vibrant food and urban living scene as numerous publications have produced rave reviews of the restaurants, bakeries, cafes, and boutiques in the area.

With its stately pre-Civil War homes as the centerpiece, the neighborhood is one of the most sought after areas to live in Richmond. Close to VCU Health Systems, the Central Business District, the State Capitol and numerous state offices, the Federal Court House, and the City of Richmond's government center, the property is prominently positioned in the economically growing Church Hill neighborhood.







**With a walk score of “81”, 520 N 25th St is within walking distance of the largest employers and demand generators for downtown Richmond.** Church Hill is a blossoming and deeply historic neighborhood in Richmond City making it the perfect backdrop for a multifamily investment opportunity. Strong rental history with long term residents reflects the buildings superiority amongst the rental market.





**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.



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