

Manchester Restaurant Retail Historic Storefront for Lease

Turnkey Restaurant Retail Opportunity

EXCLUSIVE LISTING

FOR LEASE



1200-06 HULL STREET

RICHMOND, VA 23224

 **\$30 PSF/NNN**

PROPERTY HIGHLIGHTS

- ✓ 2 BAY RETAIL STOREFRONT
- ✓ RECENTLY RENOVATED AND INCLUDES ALL FF&E WITH LEASE
- ✓ MOVE-IN READY RESTAURANT/RETAIL SPACE
- ✓ PERFECT FOR COMPLEMENTARY RETAIL/RESTAURANT CONCEPT
- ✓ OPPORTUNITY FOR OUTDOOR PATIO SEATING

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Located in the vibrant Manchester neighborhood of Richmond, VA, this 2,303 SF 2-bay retail restaurant space at 1200-1206 Hull Street is a “turn-key” leasing opportunity that comes fully equipped with all furniture, fixtures, and equipment (FF&E).

Having undergone a full renovation approximately 6 years ago, the property combines modern functionality with a polished iconic historic retail aesthetic, making it an ideal choice for a variety of food and beverage based concepts. The layout and amenities are perfectly suited for concepts such as a wine bar with a retail component or a boutique grocer with a grab ‘n go model. This is a great opportunity for a dynamic operation – along with the option to incorporate a highly visible corner patio space for outdoor seating, enhancing the customer experience.

Positioned in the heart of Manchester, one of Richmond’s fastest growing neighborhoods south of the James River, known for its dynamic mix of residential and commercial development, 1200-1206 Hull Street benefits from high visibility and foot traffic. The surrounding blocks feature some of Manchester’s most iconic mixed-use buildings, many of which have been renovated and restored, along with a growing population of residents and professionals drawn to the community’s urban charm, proximity to downtown Richmond, and James River access. Whether you’re launching a new concept or expanding an existing business, this prime location offers both convenience and unique character, making it an excellent choice for entrepreneurs looking for a move-in ready storefront.

QUICK FACTS

ADDRESS | 1200-1206 Hull St
Richmond, VA 23234

PID | S0000084007

ZONING | B-5

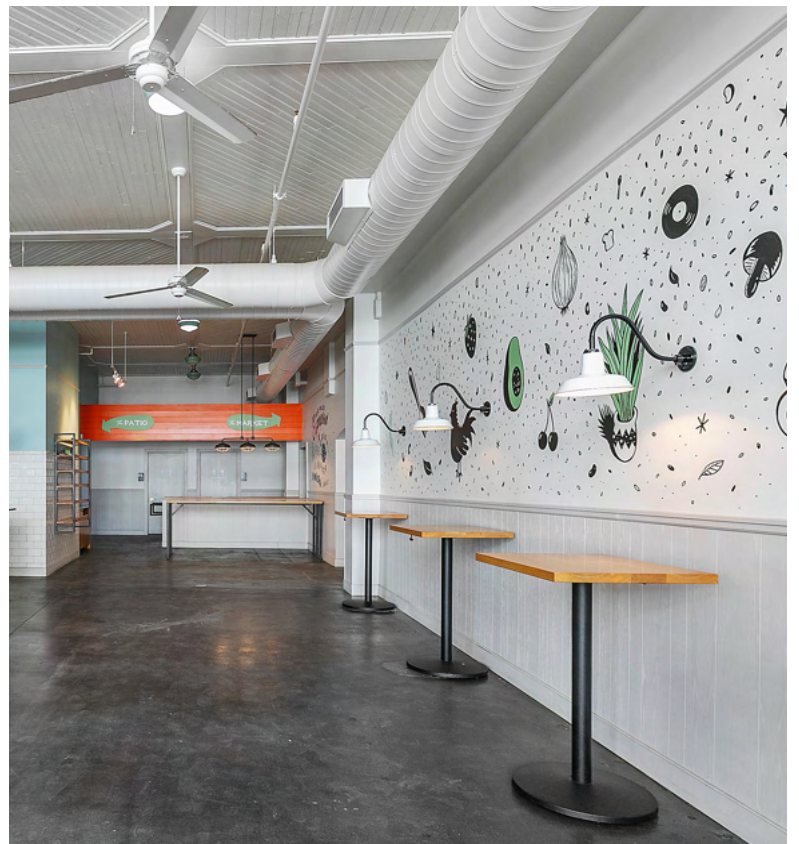
AC | 0.255

GBA | 2,303 SF

YEAR BUILT | 1892

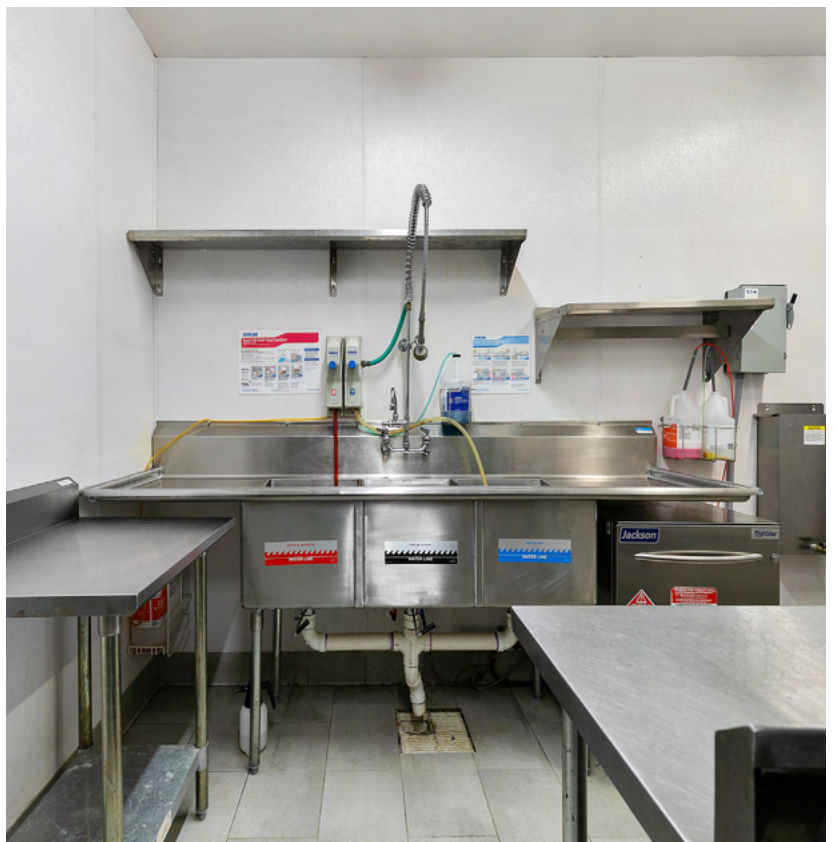
LEASE PRICE | \$30 PSF/NNN

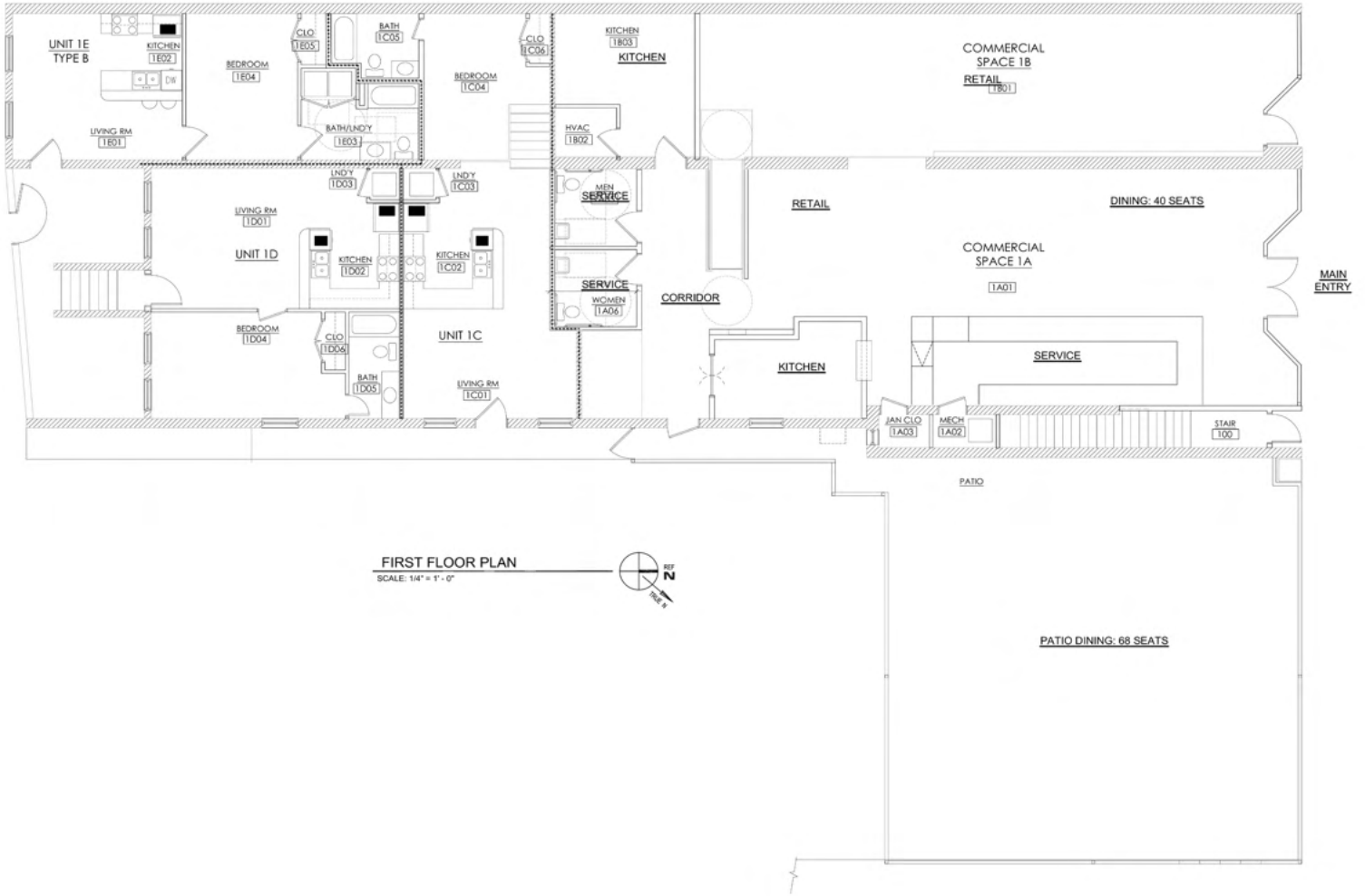






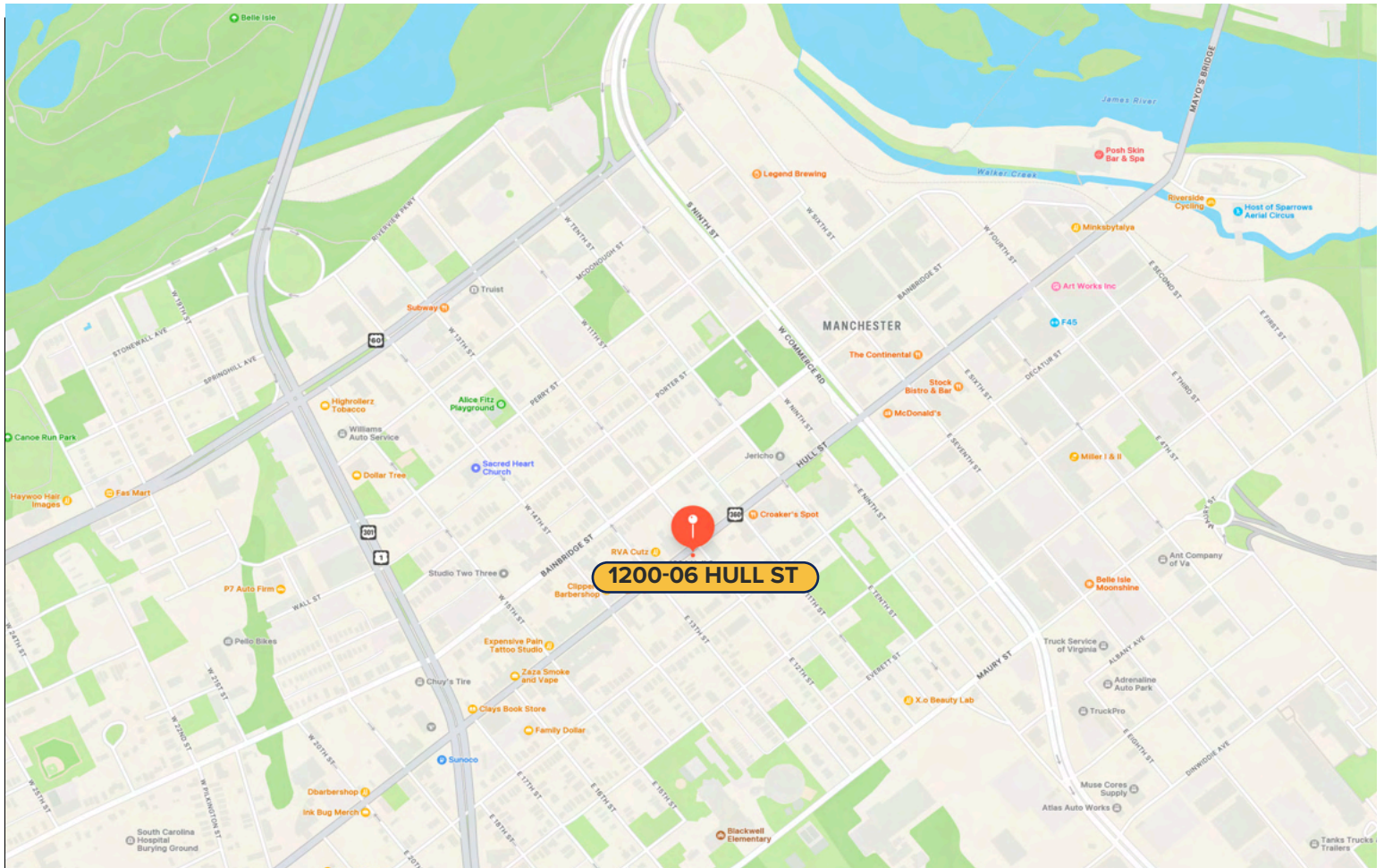






FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Hull Street	E 12th St NE	11,874	2022	0.03 mi
Hull St	E 12th St NE	12,793	2022	0.03 mi
Bainbridge Street	W 13th St SW	5,484	2022	0.06 mi
Bainbridge St	W 14th St SW	4,980	2022	0.09 mi
Decatur St	E 13th St SW	1,395	2022	0.11 mi
Decatur Street	E 13th St NE	1,788	2022	0.12 mi
Hull St	E 9th St SW	13,506	2022	0.20 mi
Hull Street	E 9th St SW	17,812	2022	0.20 mi
W Commerce Rd	Hull St SE	6,931	2022	0.23 mi
Hull Street	Commerce Rd NE	17,812	2022	0.23 mi



MANCHESTER

Nestled along the southern bank of the James River, Manchester is a thriving neighborhood that blends rich history with modern urban revitalization. Once an independent city with deep industrial roots, Manchester is now one of Richmond's most dynamic areas for growth and innovation. Known for its stunning skyline views, proximity to the river, and a flourishing arts scene, the area is a magnet for businesses, residents, and visitors seeking the perfect mix of character and convenience.

Manchester's rapid transformation is fueled by creative energy and strategic development. The neighborhood offers a mix of industrial-style lofts, modern apartments, and adaptive reuse projects that attract professionals, entrepreneurs, and families alike. With its excellent connectivity to downtown Richmond and access to parks, trails, and waterfront activities, Manchester presents an ideal location for businesses seeking a vibrant, connected community to call home.



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MEET YOUR AGENT



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