

For  
Sale

# N. Church Hill Corner Commercial Opportunity

1201 N 25TH ST, RICHMOND, VA 23223



## Property Description

Church Hill North Commercial Corner 3319 Sf zoned B2 single-story, open, brick building with 1 large and 2 smaller rooms, carport brick walls, large windows and 2 bay doors, private rear fenced yard area for retail or office uses located 1 mile to the MCV/VCU Gateway and new switching station, by way of the Martin Luther Bridge.

## Property Highlights

- Corner Commercial Owner/User or Investment Opportunity
- Growing Retail Corridor
- 1 mile to MCV/VCU Gateway
- Up to .24 Acres Available with 1201 and 1205 N 25th St

## Offering Summary

Sale Price:	595,000
Lot Size:	8,608 SF
Building Size:	3,319 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	745	2,849	10,917
Total Population	1,541	5,991	22,856
Average HH Income	\$74,339	\$78,237	\$73,268



Susan Haas, MURP Principal Broker

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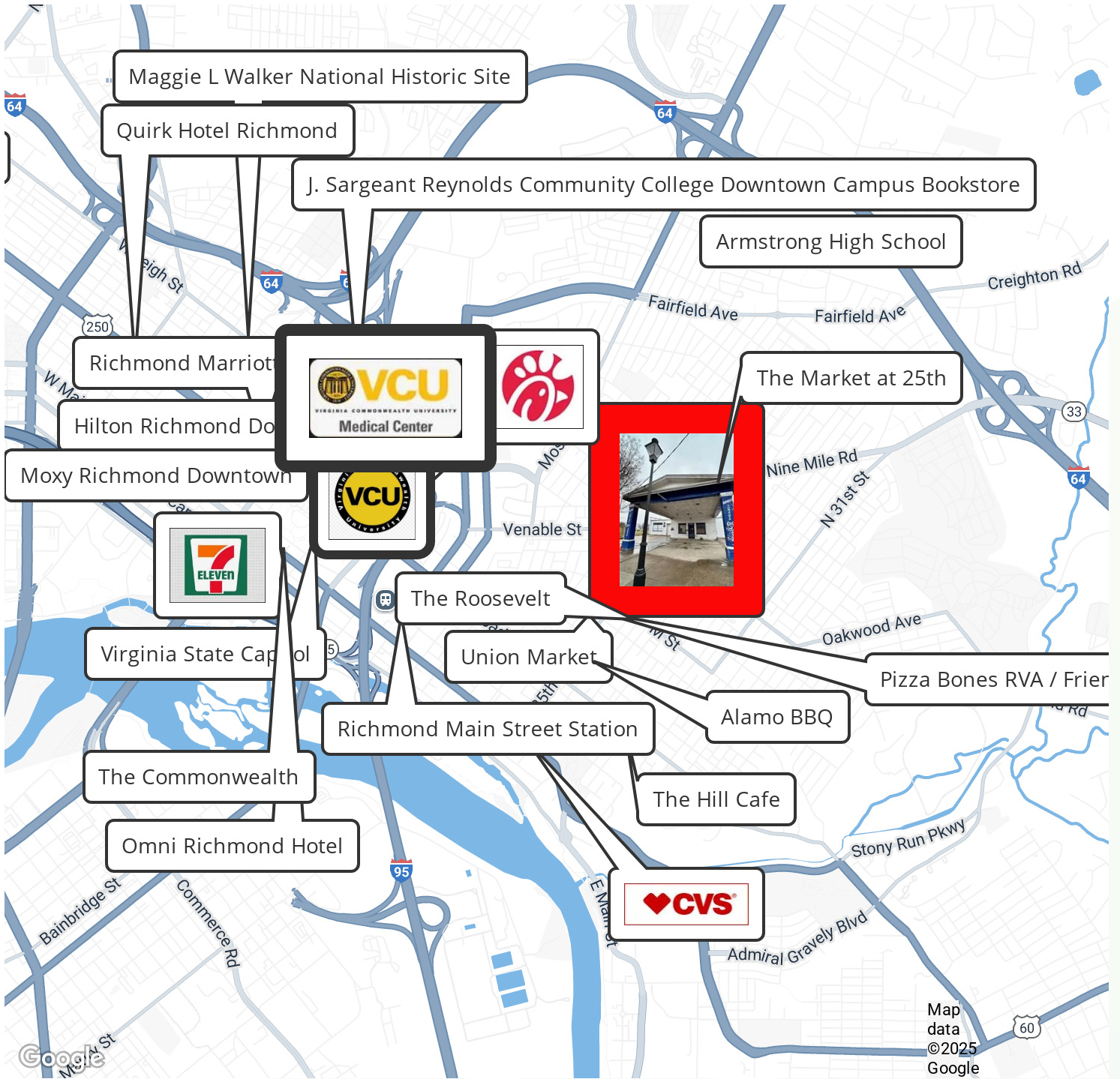
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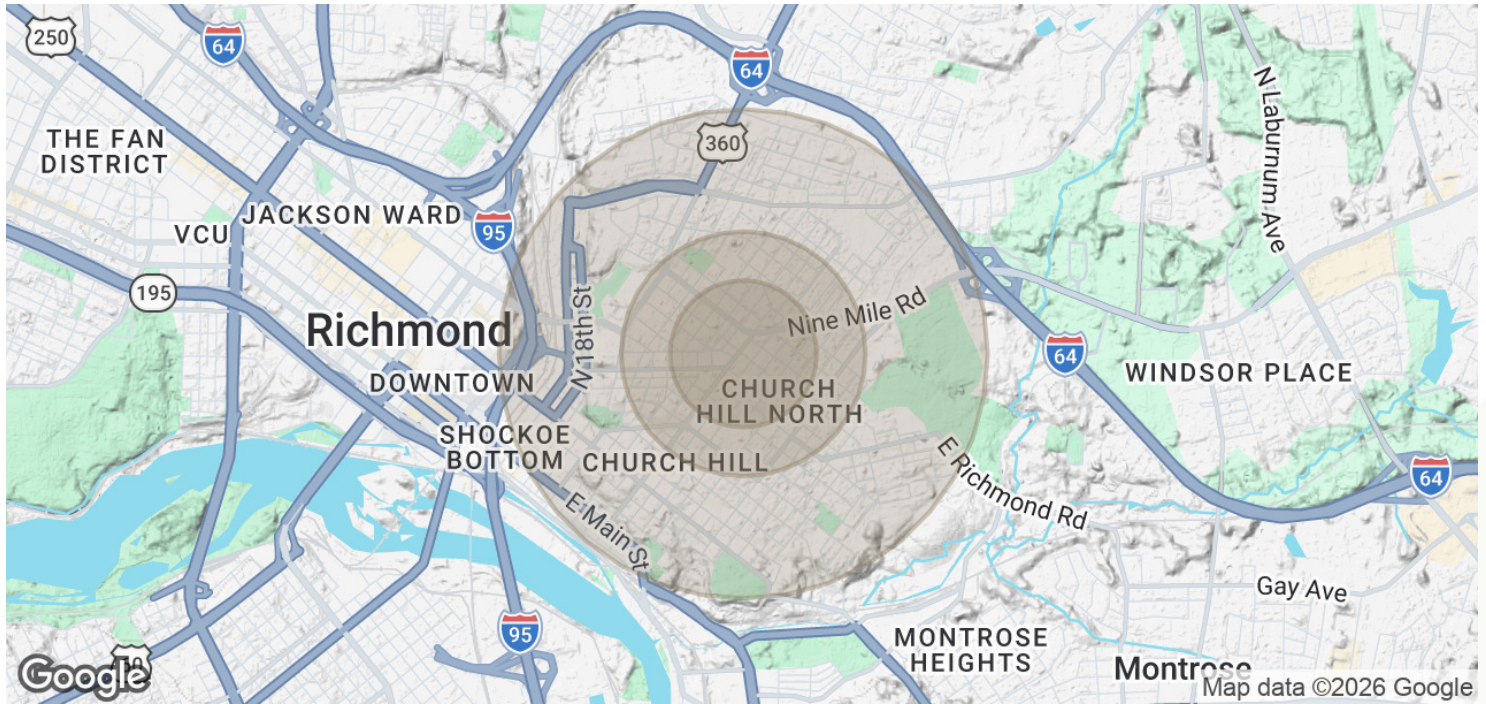
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,541	5,991	22,856
Average Age	40	38	35
Average Age (Male)	39	38	35
Average Age (Female)	40	39	36

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	745	2,849	10,917
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$74,339	\$78,237	\$73,268
Average House Value	\$379,531	\$400,335	\$413,292

Demographics data derived from AlphaMap



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