

Fully Renovated 2nd Generation Restaurant Brewery Space in the Heart of Manchester

Includes all FF&E | Dramatic Rooftop Bar

EXCLUSIVE LISTING

FOR  
LEASE



20 08  
ONE SOUTH  
COMMERCIAL

1209 HULL STREET

RICHMOND, VA 23224



\$24 PSF/NNN

PROPERTY HIGHLIGHTS

- ✓ IMMACULATEDLY RENOVATED 2ND GENERATION RESTAURANT BREWERY
- ✓ DRAMATIC ROOFTOP BAR SHOWCASING CITY SKYLINE
- ✓ 4,810 SF INCLUDING MEZZANINE WITH PRIVATE DINING ROOM POTENTIAL
- ✓ ALL FF&E INCLUDED
- ✓ LARGE HIGHLY VISIBLE STOREFRONT ON HULL ST
- ✓ OPPORTUNITY FOR DESTINATION SCALE CONCEPT

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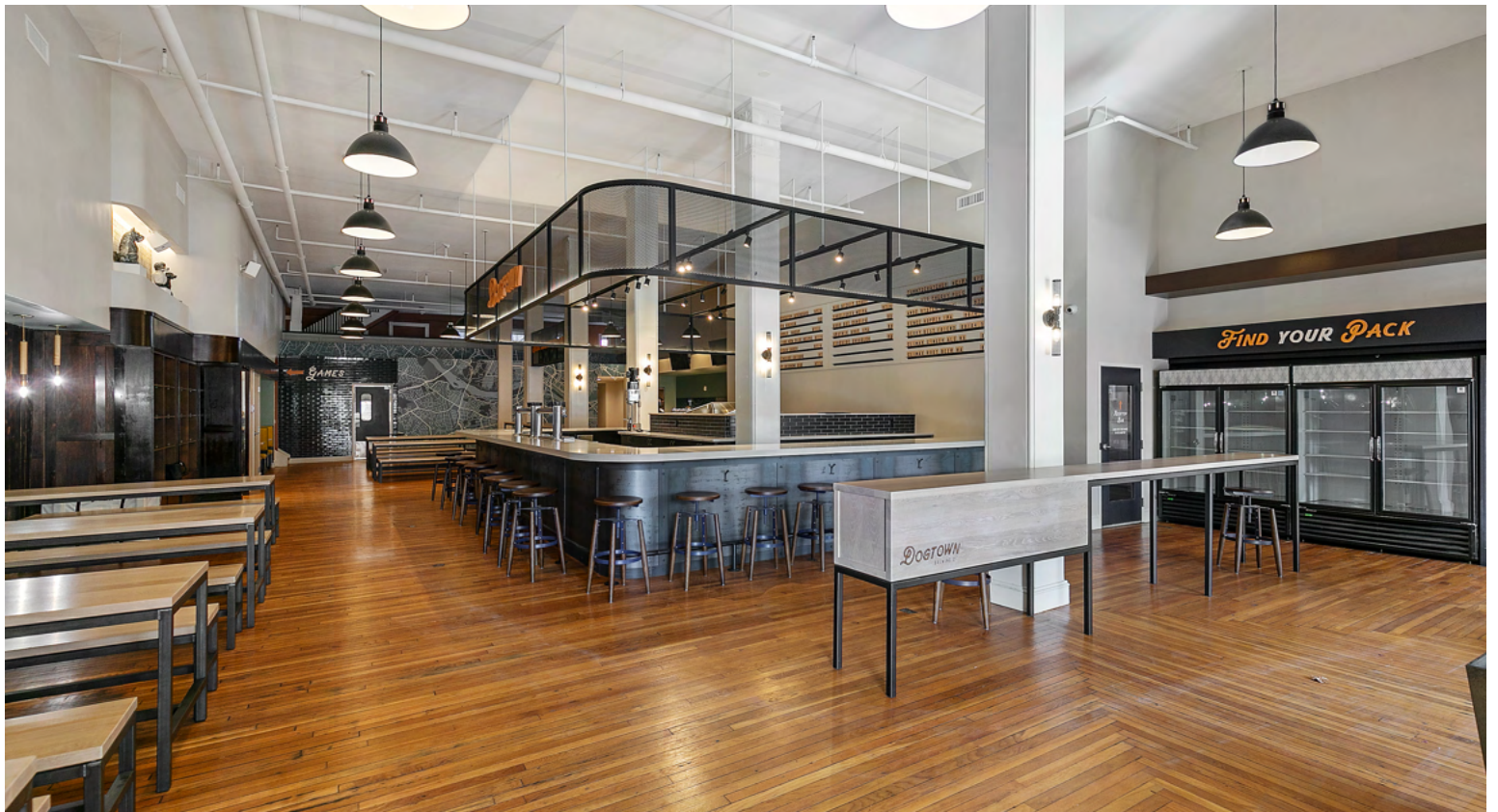
Located at 1209 Hull Street in the heart of Manchester, this 4,810 SF 2nd generation brewery restaurant space is a rare and exceptional opportunity in the City of Richmond.

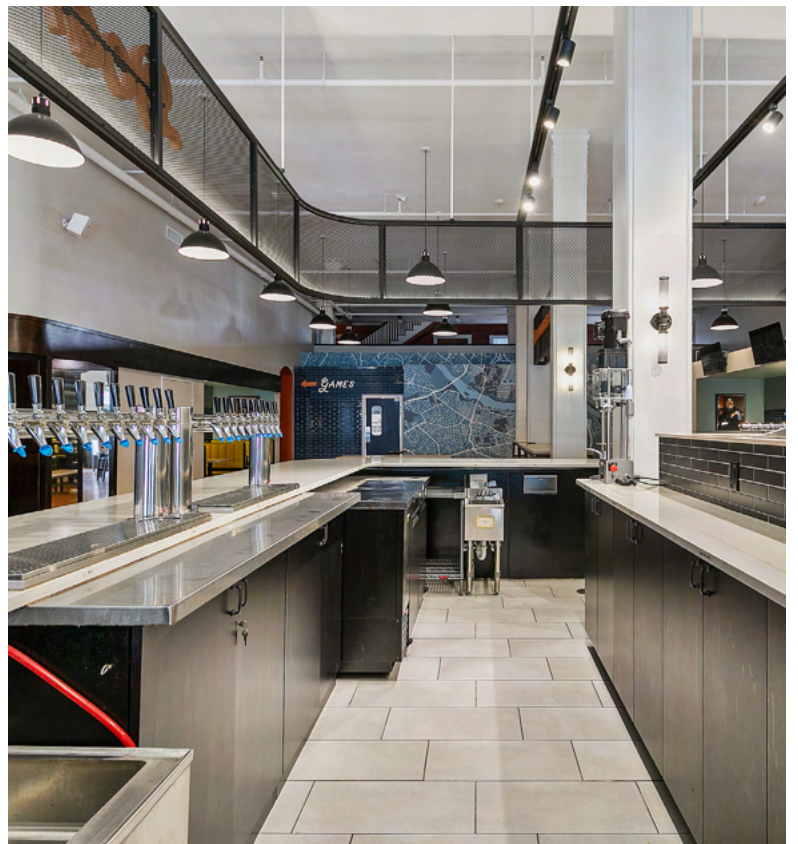
Fully turn-key to include all FF&E, this historic ground-floor retail space has been impeccably renovated with high-end finishes and furnishings, creating an inviting and modern environment while retaining its historic charm. One of the offering's many standout features is its dramatic rooftop bar, offering breathtaking views of Richmond's skyline from the southside of the James River—currently the only property in Manchester with this unique amenity. The space's expansive interior includes a large elevated bar space as well as plenty of booth and table seating, in addition to a mezzanine space which could easily be converted to a private dining room.

In addition to its striking design and prime location, 1209 Hull includes a spacious brewery/production annex, ideal for operators focusing on brewing and distribution. This dual-purpose space is perfectly positioned to serve Manchester's growing residential and commercial communities, as well as the broader Richmond MSA. Whether you're an established brand or a new concept, this unparalleled venue provides the perfect backdrop to create a destination brewery and dining experience that sets you apart.

**QUICK FACTS**

<b>ADDRESS</b>	1209 Hull St Richmond, VA 23234
<b>PID</b>	S0000085018
<b>ZONING</b>	B-5
<b>AC</b>	0.298
<b>GBA</b>	4,810 SF
<b>YEAR BUILT</b>	1920
<b>LEASE PRICE</b>	\$24 PSF/NNN

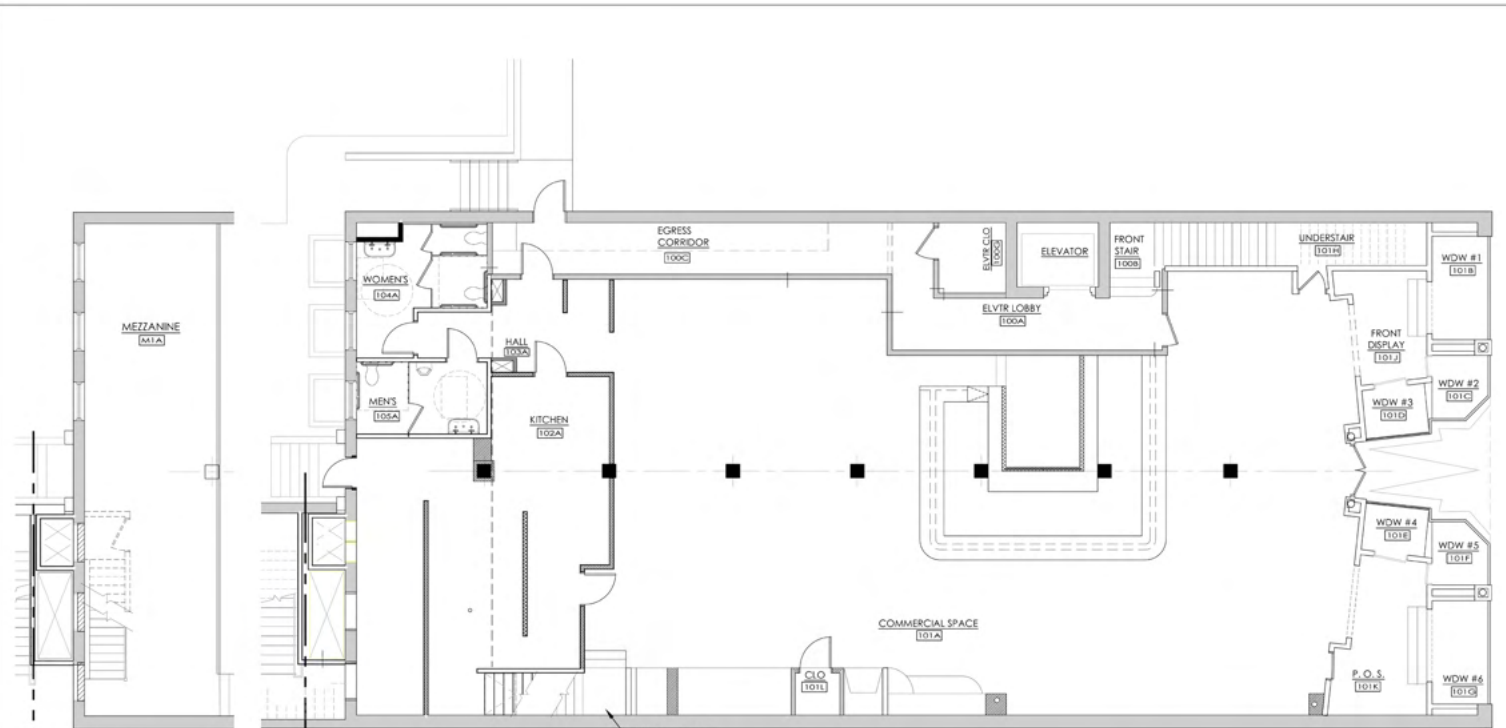






Traffic

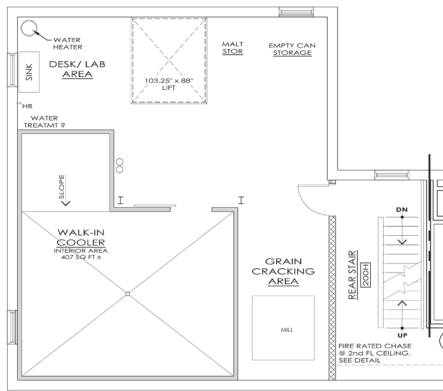
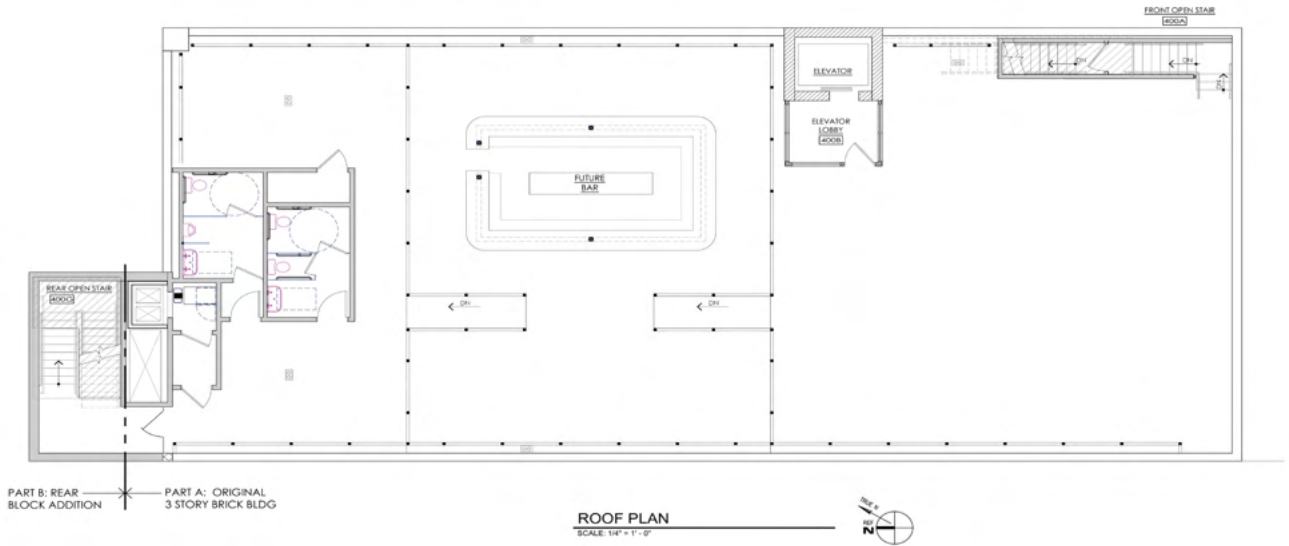
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Hull Street	E 12th St NE	11,874	2022	0.03 mi
Hull St	E 12th St NE	12,793	2022	0.03 mi
Bainbridge Street	W 13th St SW	5,484	2022	0.06 mi
Bainbridge St	W 14th St SW	4,980	2022	0.09 mi
Decatur St	E 13th St SW	1,395	2022	0.11 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



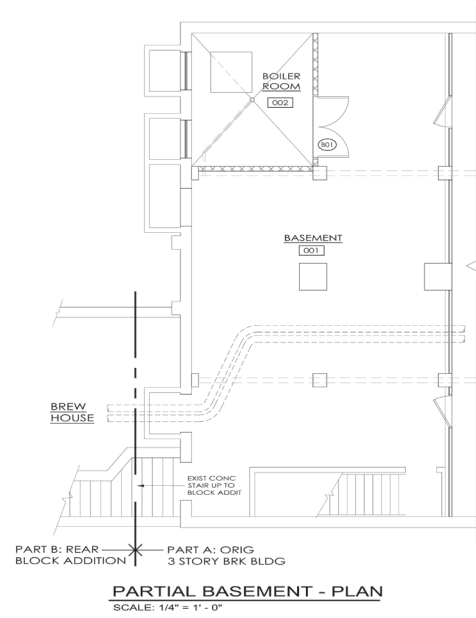
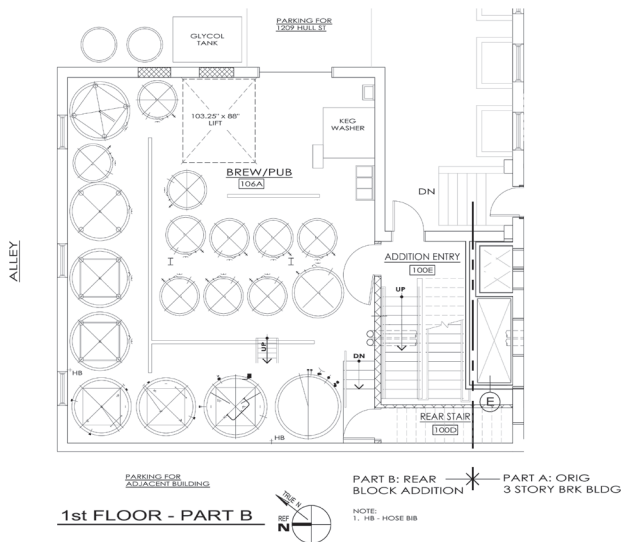
MEZZANINE  
SCALE: 1/4" = 1' - 0"

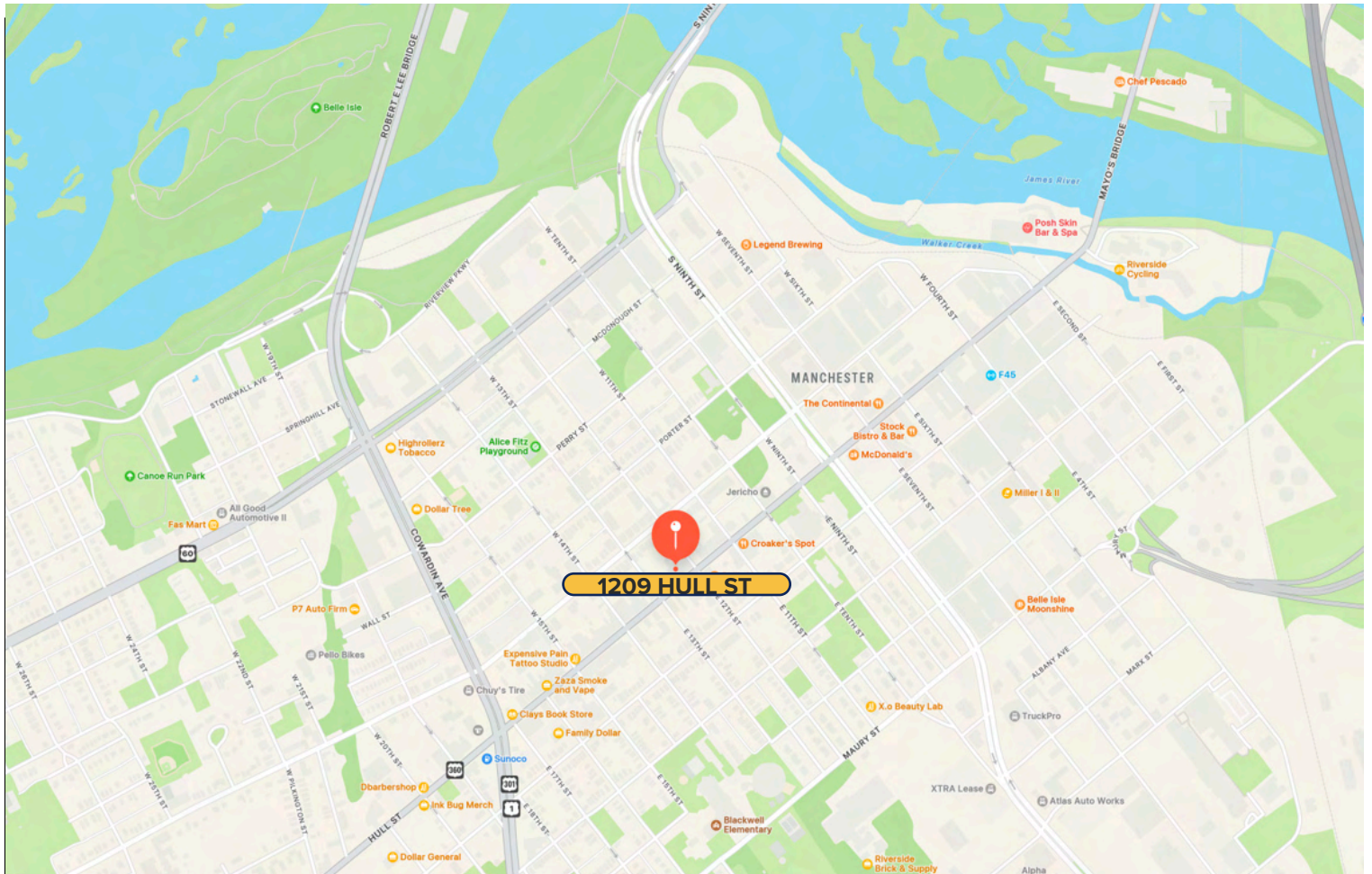
1st FLOOR PLAN - PART A  
SCALE: 1/4" = 1' - 0"





**2nd FLOOR - PART B**  
SCALE: 1/4" = 1'-0"





## 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.





**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.

## MEET YOUR AGENT



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