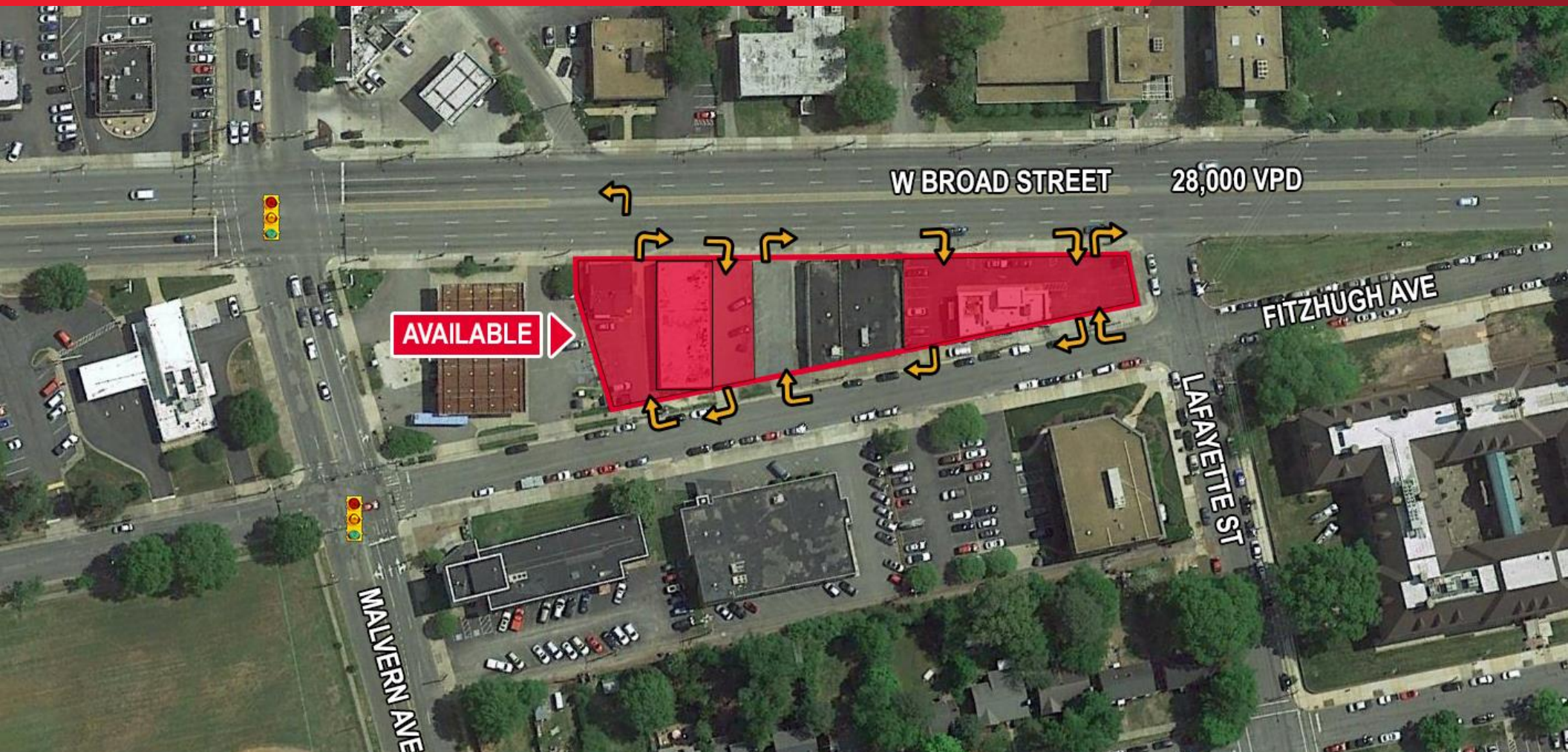




THALHIMER

RETAIL FOR LEASE
4001-4013 W. Broad Street
Richmond, Virginia



2,169 SF RESTAURANT, 4,000 SF RETAIL OFFICE, 0.4 ACRE GROUND LEASE BUILD TO SUIT

For more information, contact:

REILLY MARCHANT

Vice President
804 697 3478
reilly.marchant@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Property Features

- 2,169 SF FREESTANDING RESTAURANT WITH PARKING
- 4,000 SF RETAIL/OFFICE BUILDING WITH PARKING
- APROXIMATELY .4 AC FOR GROUND LEASE OR BUILD TO SUIT
- EASY ACCESS FROM 195 WITH AMPLE FRONTAGE ON W BROAD
- MINUTES FROM SCOTTS ADDITION, MUSEUM DISTRICT AND THE FAN
- SURROUNDED BY OFFICE RESIDENTIAL AND ENTERTAINMENT VENUES
- POTENTIAL FOR DRIVE THROUGH PROMINENT SIGNAGE
- AVAILABLE IMMEDIATELY
- CALL FOR PRICING AND TERMS

Demographics

	1 Mile	3 Miles	5 Miles
Population	13,462	112,557	263,198
No. of Households	7,393	51,519	114,286
Avg. HH Income	\$100,988	\$90,305	\$79,545
Daytime Population	18,072	137,207	267,419

Join Nearby Attractions



For more information, contact:

REILLY MARCHANT

Vice President
804 697 3478
reilly.marchant@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

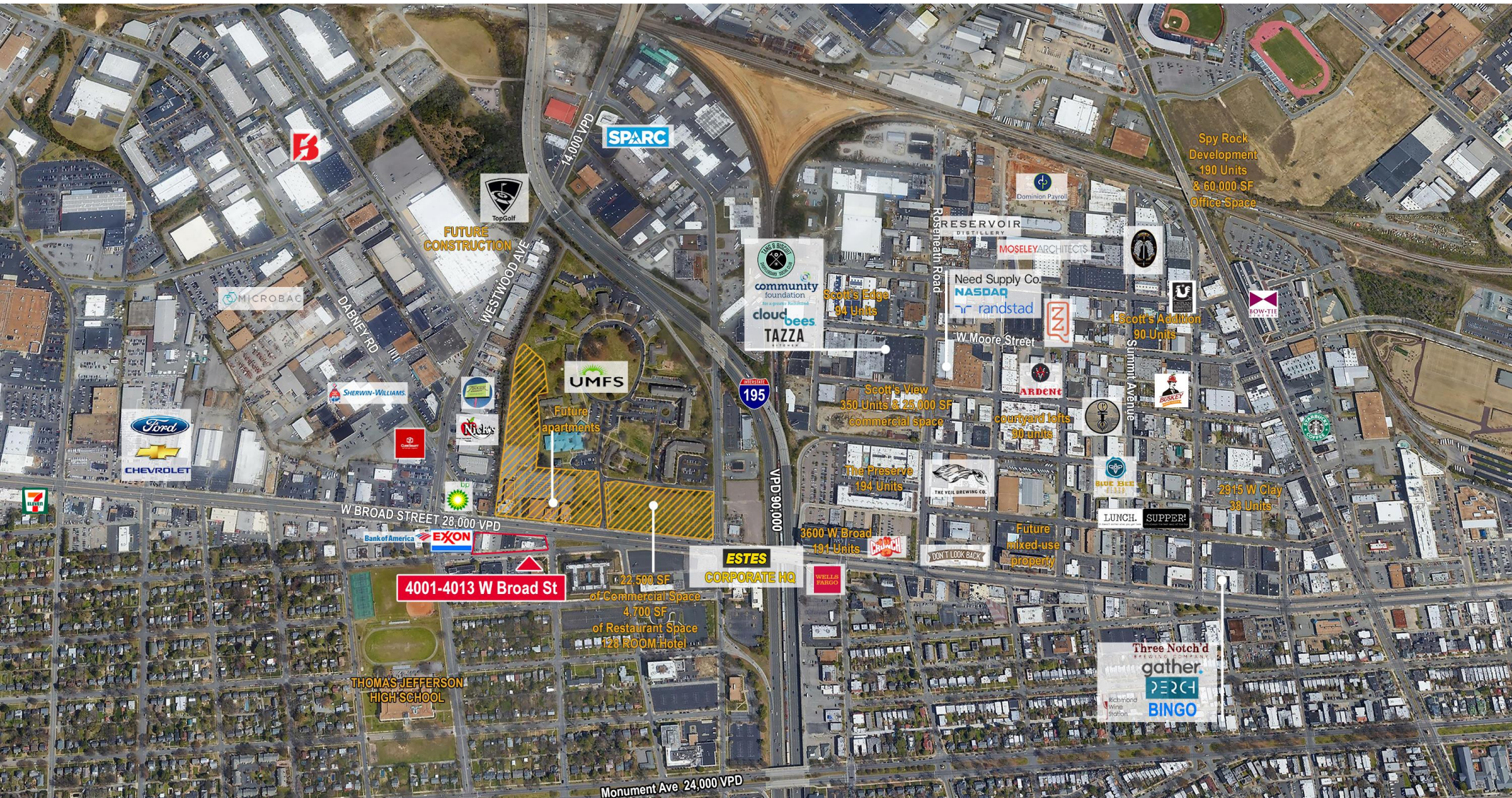
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



THALHIMER

RETAIL FOR LEASE
4001-4013 W. Broad Street
Richmond, Virginia



For more information, contact:

REILLY MARCHANT

Vice President
804 697 3478
reilly.marchant@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.