



THALHIMER

RETAIL FOR LEASE
Devil's Triangle

600 - 714 N. Sheppard Street, Richmond, VA



Neighborhood Anchor Opportunity in the Devil's Triangle

For more information, contact:

REILLY MARCHANT

Vice President

804 697 3478

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

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Property Features

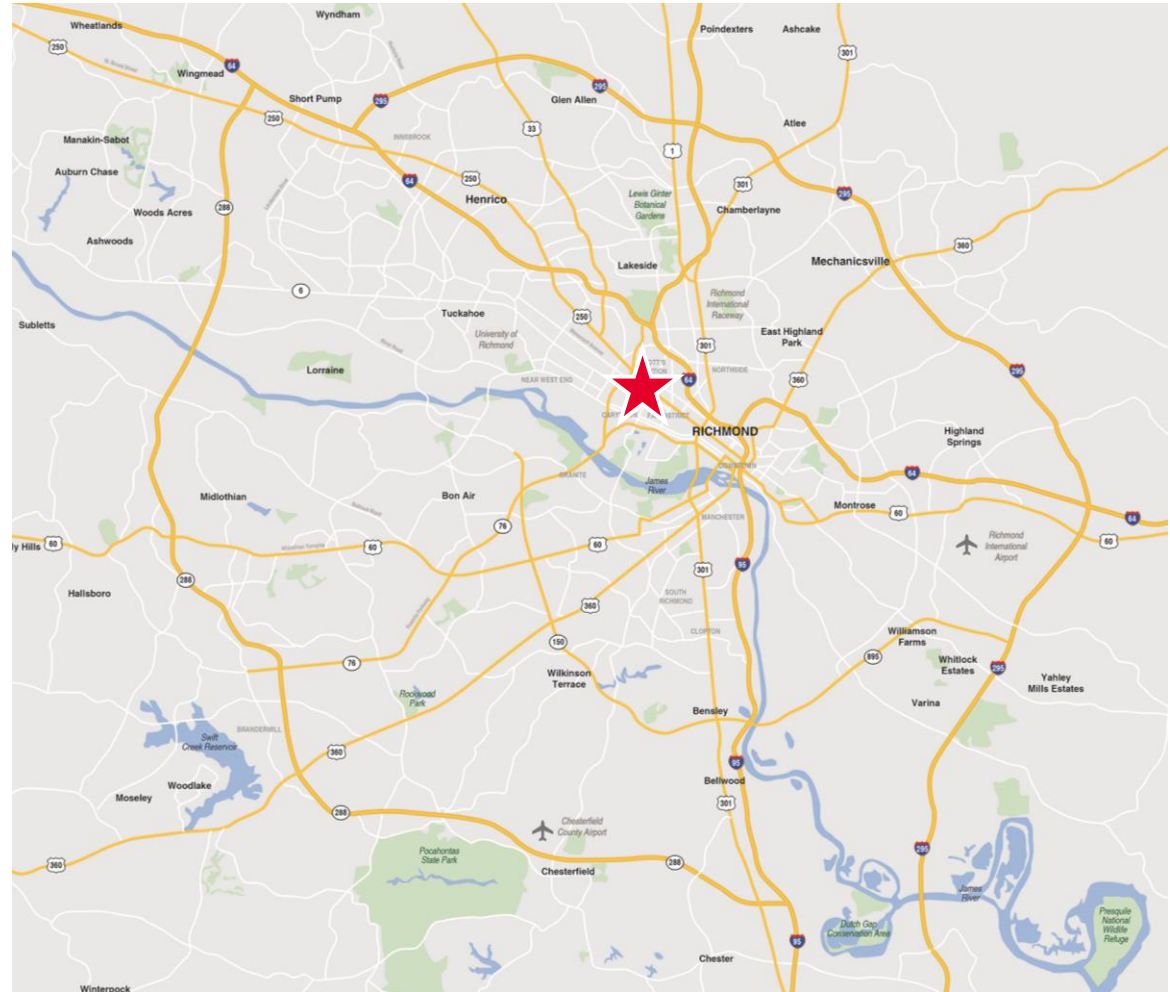
- Neighborhood Anchor Opportunity in the Devil's Triangle
- **519 & 5,374 SF Available**
- **1,480 & 2,055 SF Available 7/1/2021**
- Excellent Walkability in the Heart of the Museum District
- Extremely Rare 32 Space Off Street Parking Included
- Perfect opportunity for Retail, Restaurant or Entertainment

Join Nearby Retailers & Attractions



Demographics

	1 Mile	3 Miles	5 Miles
Population	23,730	116,070	267,601
No. of Households	13,060	52,865	115,602
Avg. HH Income	\$97,955	\$90,546	\$78,628
Daytime Population	18,770	180,342	253,912



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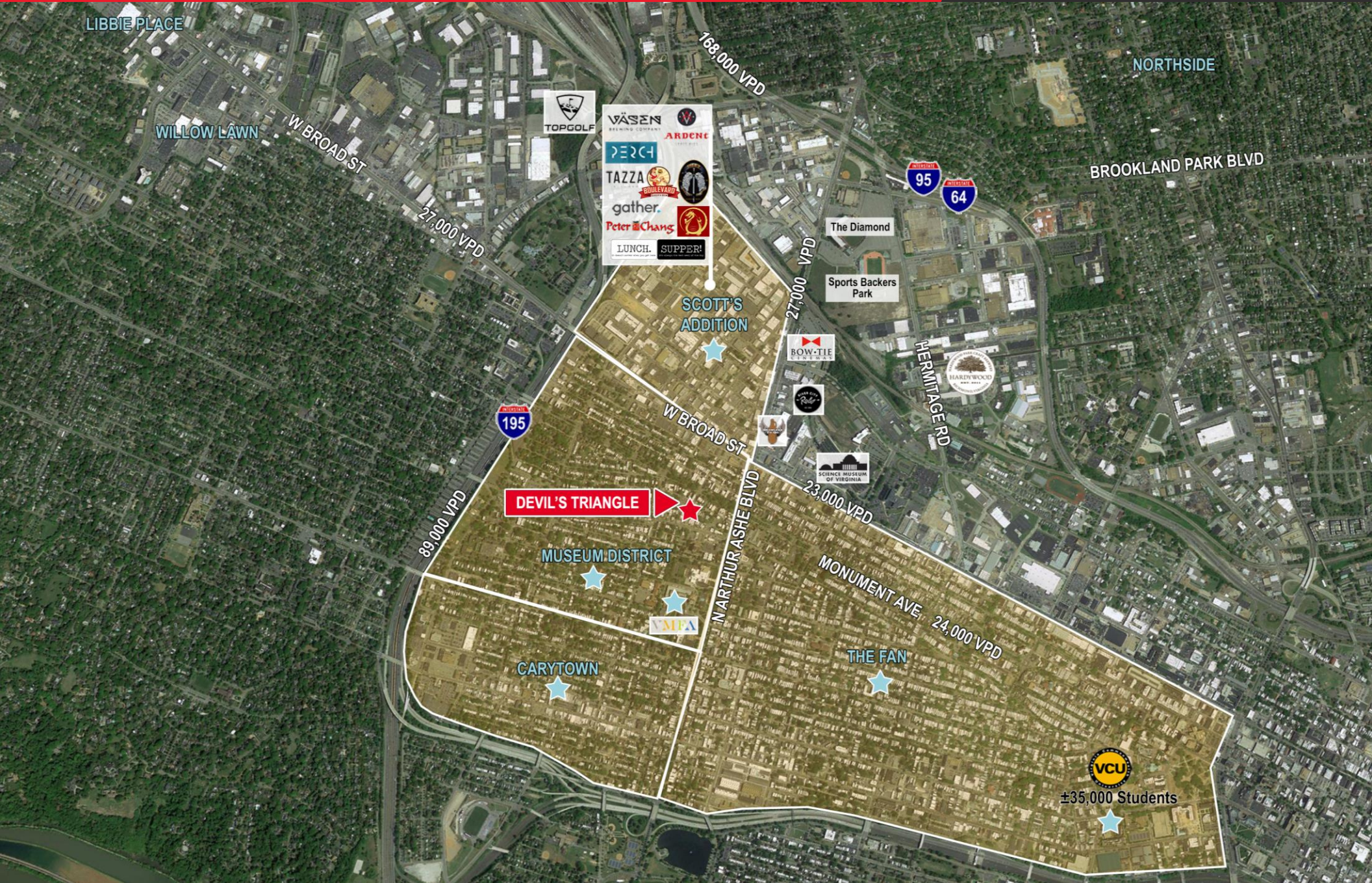
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DEVIL'S TRIANGLE

MUSEUM DISTRICT



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