



THALHIMER

RETAIL FOR SALE OR LEASE
1718 E. Franklin Street
Richmond, Virginia



Rare Rooftop Patio Opportunity

For more information, contact:

REILLY MARCHANT

Senior Associate

804 697 3478

reilly.marchant@thalhimer.com

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

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Property Features

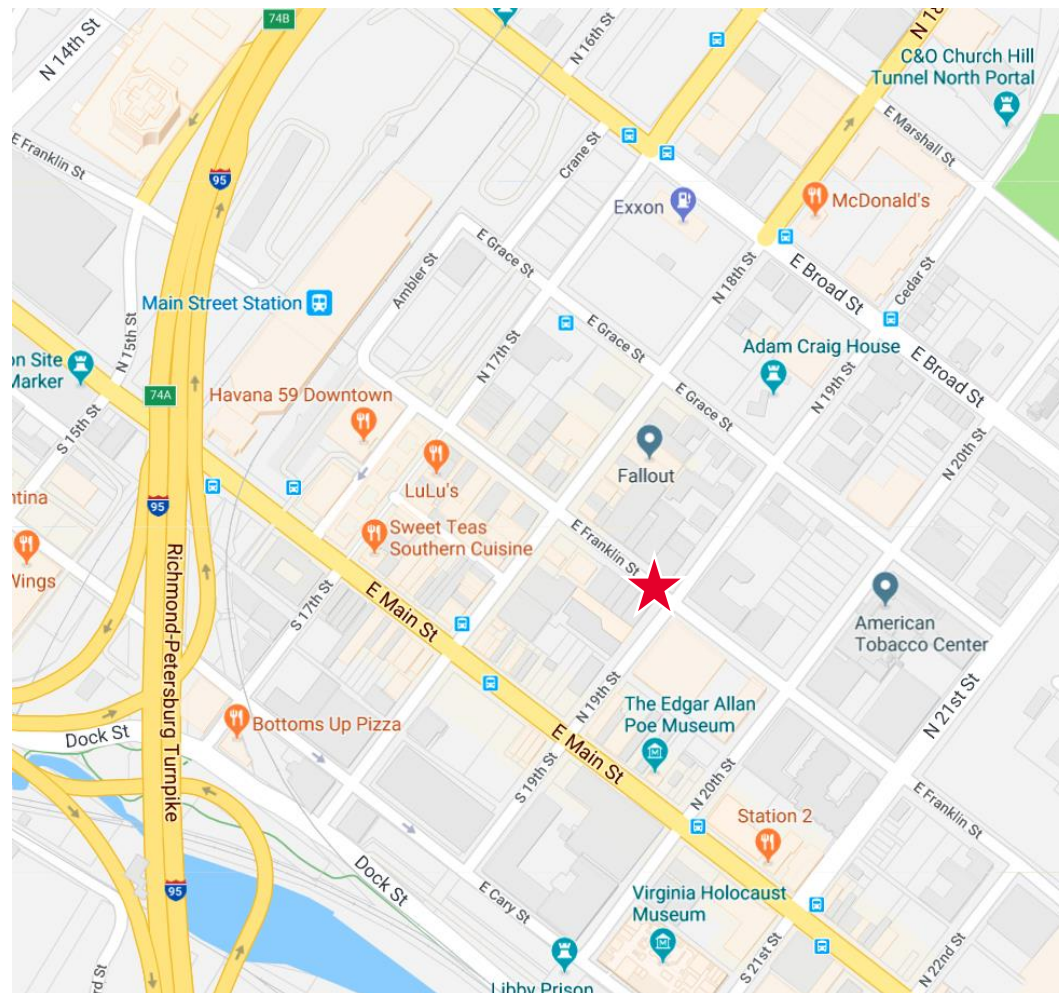
- **EXCELLENT RESTAURANT OPPORTUNITY IN THE HEART OF SHOCKOE BOTTOM**
- Adjacent block to Farmer's Market development
- Minimal investment for Opportunity Zone benefits
- High volume foot traffic
- Surrounded by shopping & dining options
- 2,092 SF (1,000 SF basement)
- Potential for covered 4 season rooftop deck or apartment units
- Modified Vanilla Shell delivery
- B-5 Zoning
- \$199,000

Nearby Restaurants



Demographics

	1 Mile	2 Miles	3 Miles	5 Miles
Population	20,604	75,613	136,785	262,261
No. of Households	9,011	28,420	52,773	104,893
Avg. HH Income	\$56,359	\$44,692	\$52,399	\$64,484
Daytime Population	61,295	83,292	112,633	174,357



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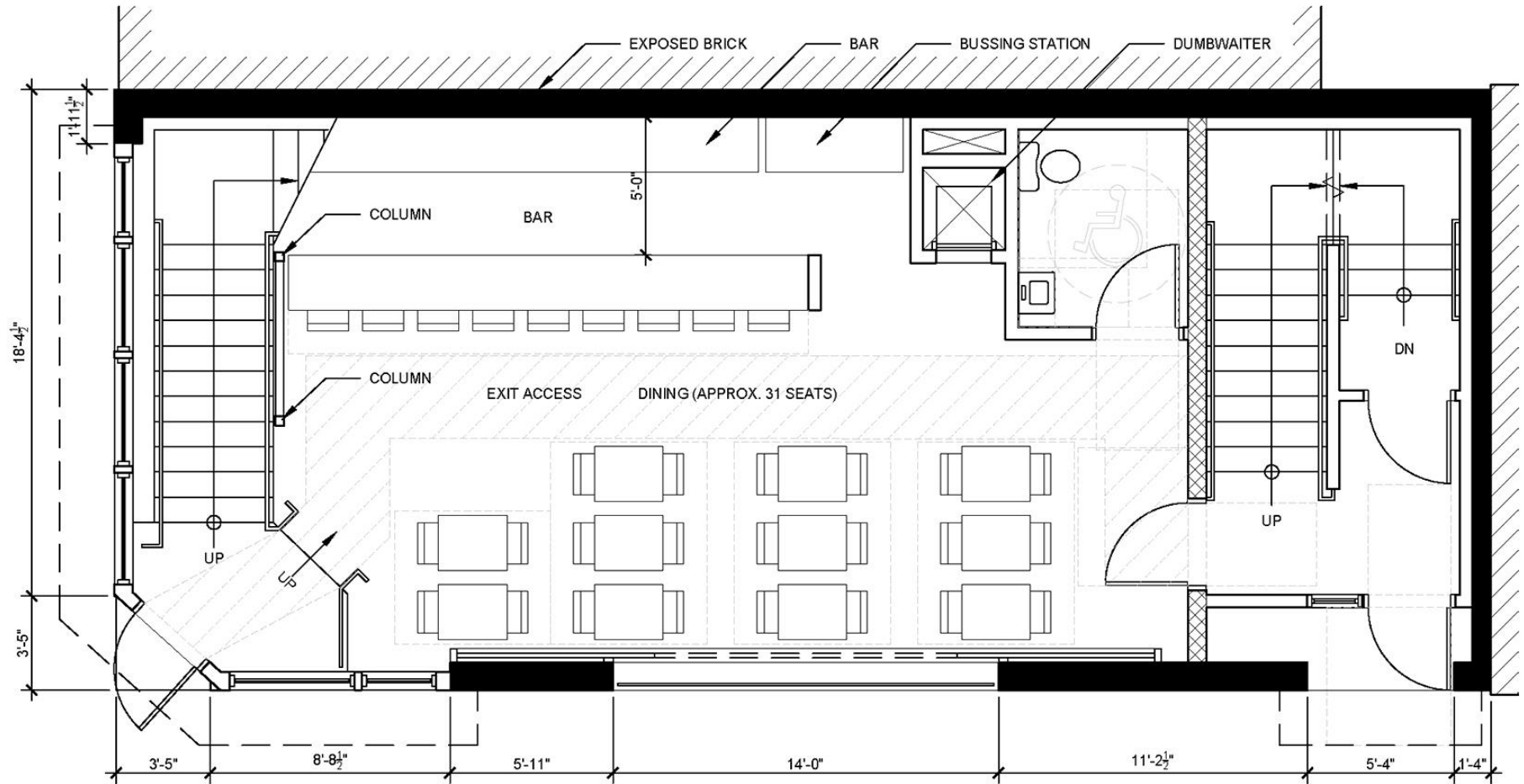
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First Floor



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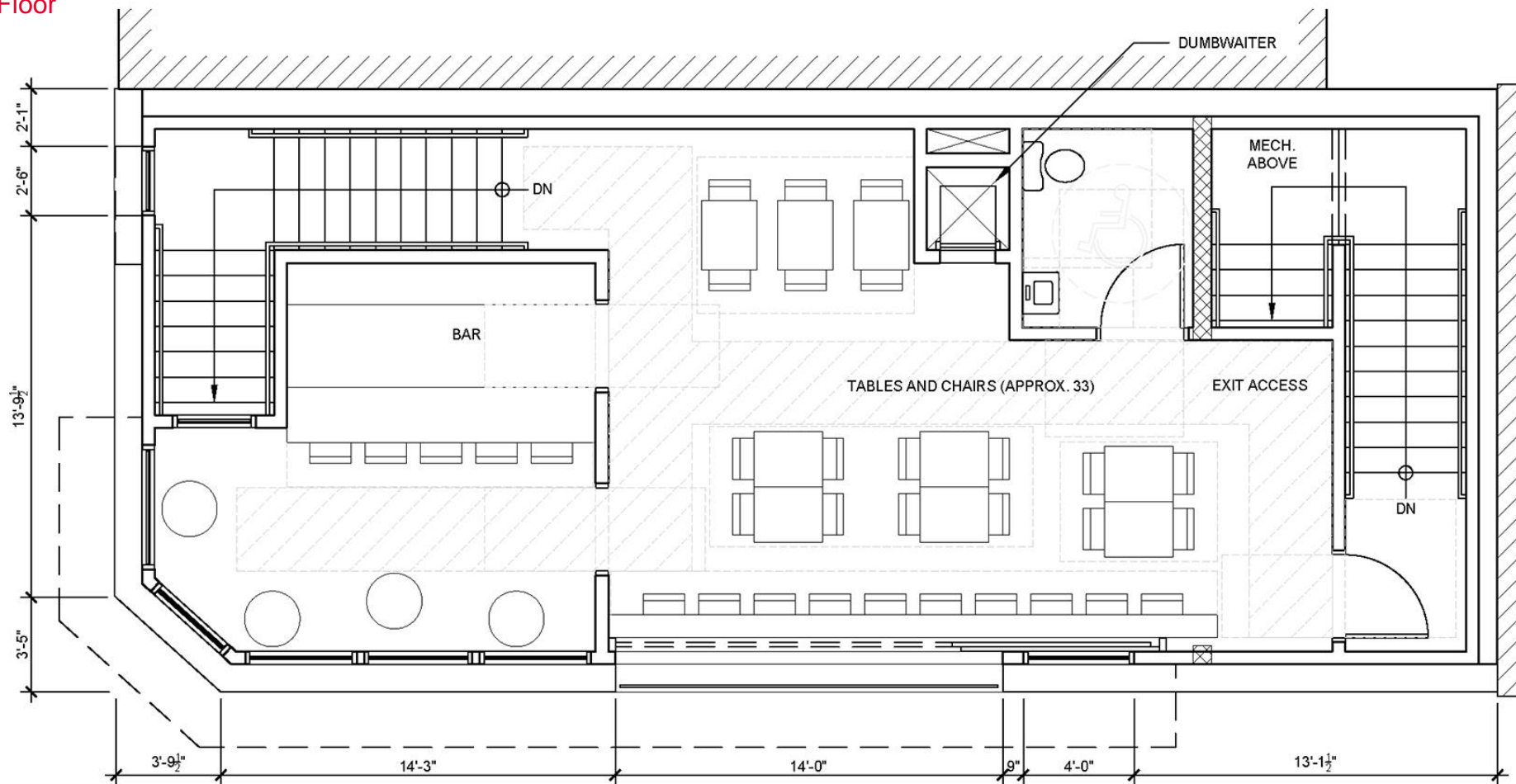
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Second Floor



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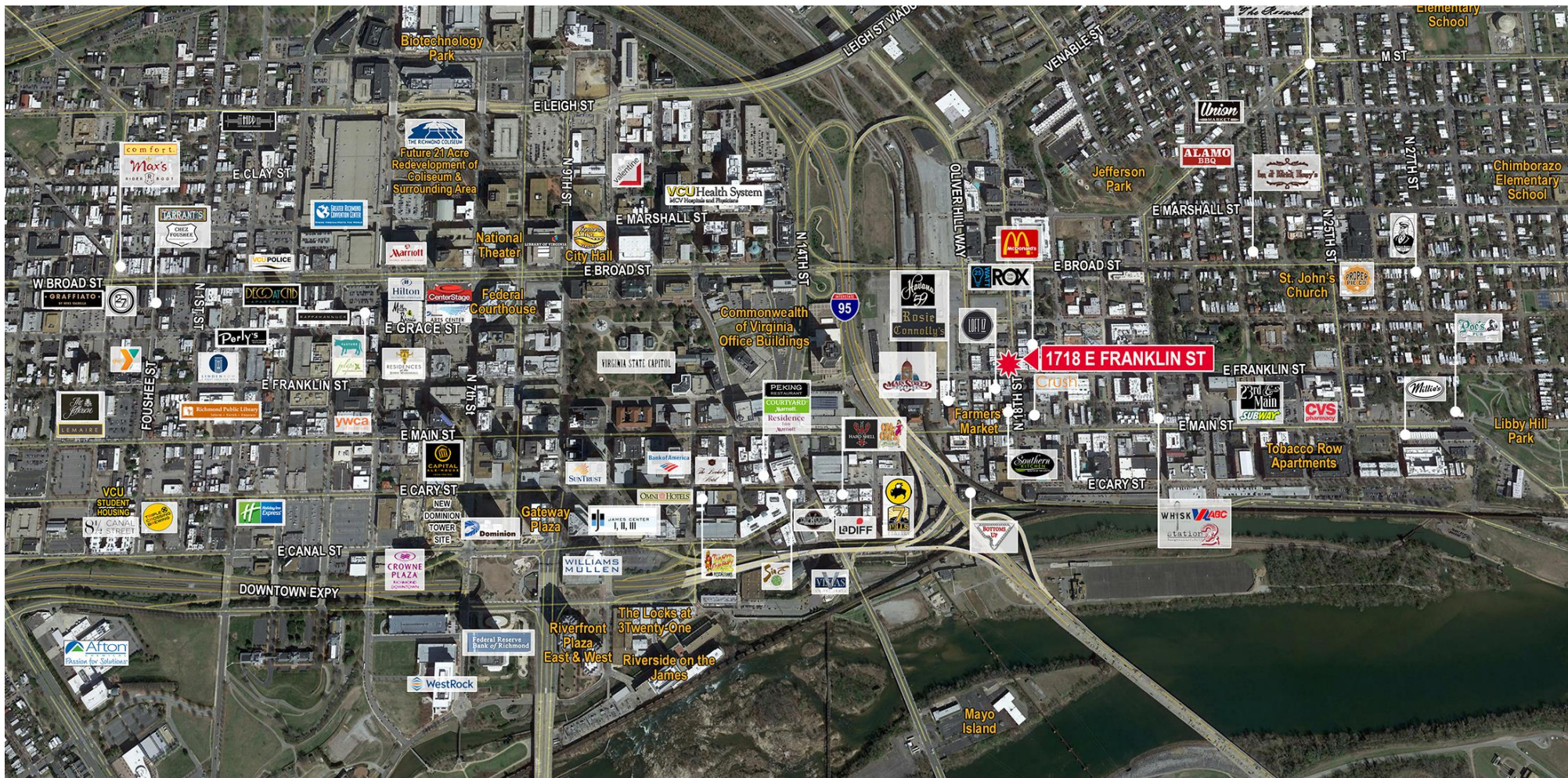
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