



1220 N 25th St. Richmond, VA 23223

1220 N 25TH ST. | RETAIL PROPERTY

FOR SALE |

\$1,518,371.00



Property Description

Introducing a prime opportunity for Retail / Street Retail investors in the heart of Richmond. Boasting a strategic location in the dynamic Richmond area, it offers ample space for retail operations.

Property Highlights

- Single Tenant Family Dollar - 10+ years of term.
- Centrally located within close proximity to downtown Richmond, major employers, universities, and regional transportation routes.



OFFERING SUMMARY

Building Size:	7,640 SF
CAP Rate:	7.00 %

David Roth

Vice President of Leasing
561.620.9200 x117
droth@kinproperties.com

Dan Corwin

SVP, Head of Real Estate
561.620.9200 x114
dcorwin@kinproperties.com

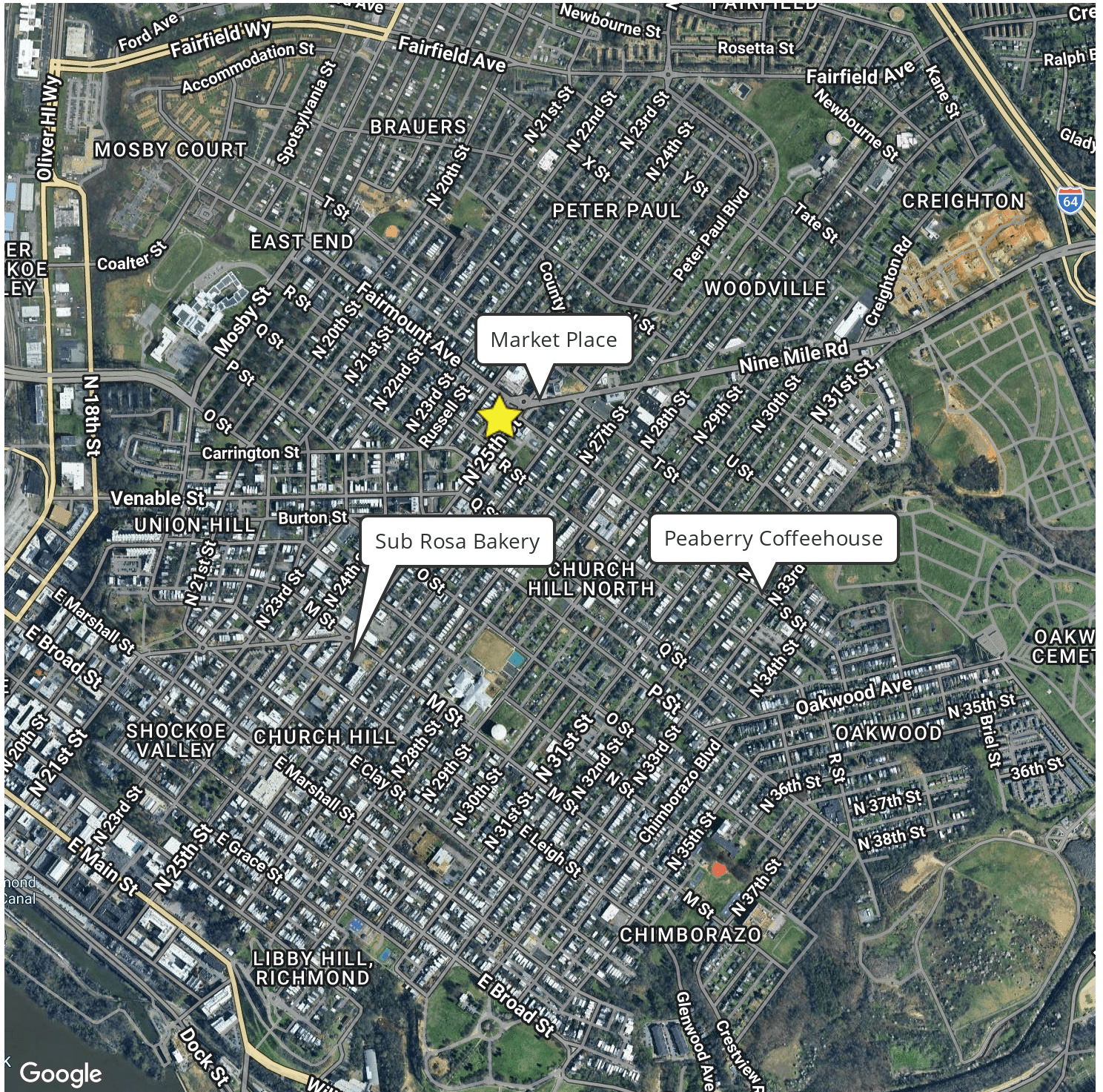
Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.



1220 N 25th St. Richmond, VA 23223

FOR SALE |

1220 N 25TH ST. | RETAIL PROPERTY



David Roth
Vice President of Leasing
561.620.9200 x117
droth@kinproperties.com

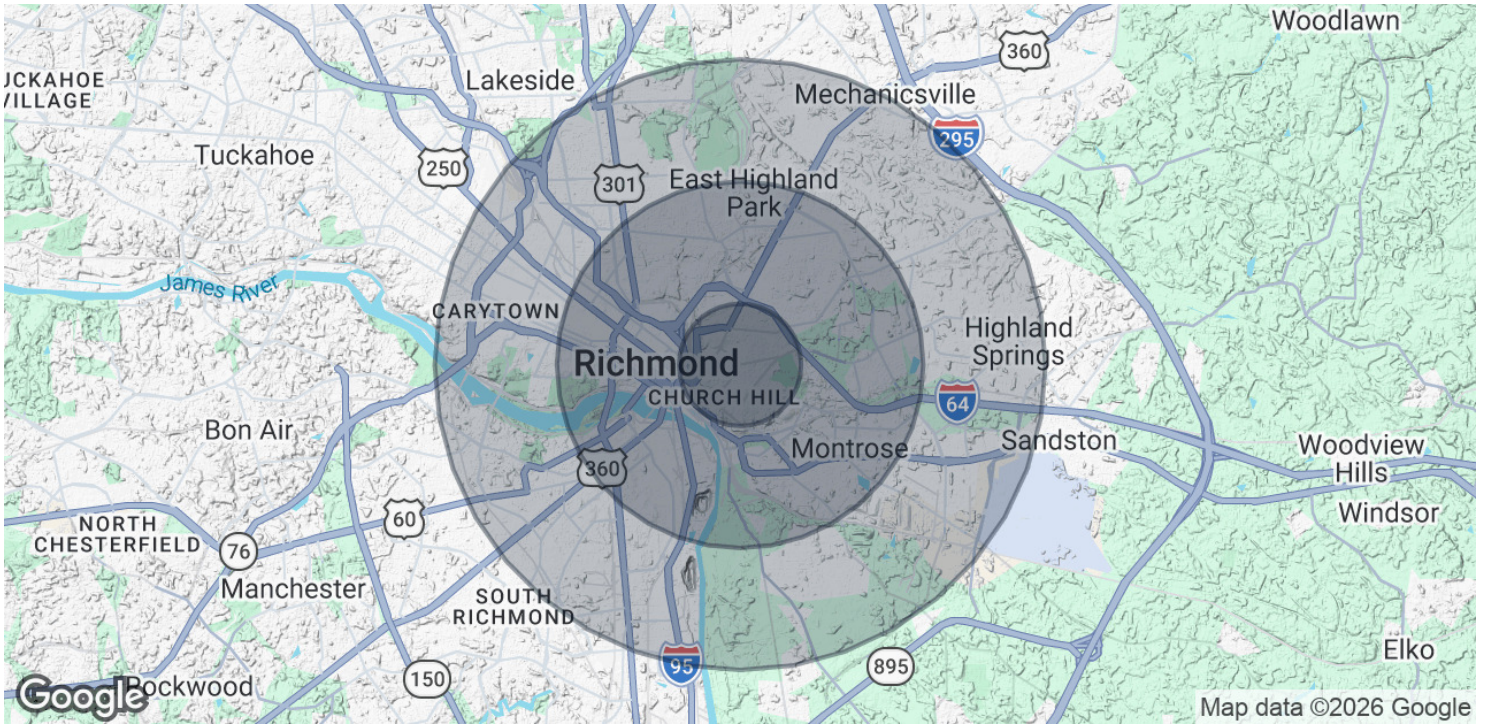
Dan Corwin
SVP, Head of Real Estate
561.620.9200 x114
dcorwin@kinproperties.com



1220 N 25th St. Richmond, VA 23223

FOR SALE |

1220 N 25TH ST. | RETAIL PROPERTY



Population

	1 Mile	3 Miles	5 Miles
Total Population	22,805	118,135	231,887
Average Age	32.7	34.5	36.4
Average Age (Male)	32.2	34.9	35.9
Average Age (Female)	34.8	35.1	37.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	10,941	52,906	103,184
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$72,594	\$75,124	\$86,622
Average House Value	\$293,550	\$286,591	\$333,654

2023 American Community Survey (ACS)

David Roth

Vice President of Leasing
561.620.9200 x117
droth@kinproperties.com

Dan Corwin

SVP, Head of Real Estate
561.620.9200 x114
dcorwin@kinproperties.com