

7 E 16<sup>TH</sup> St  
Richmond VA 2334

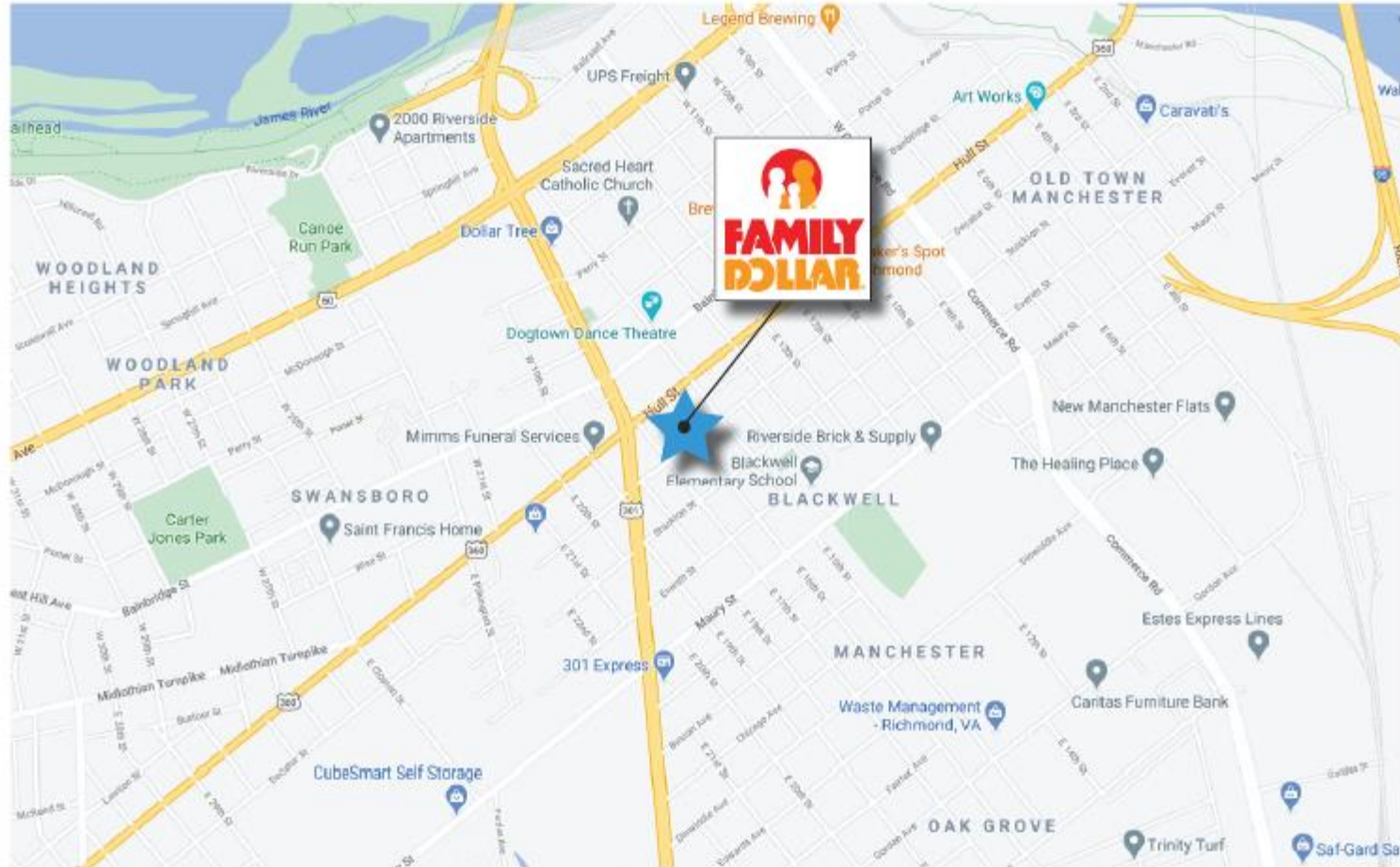


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# Local Map



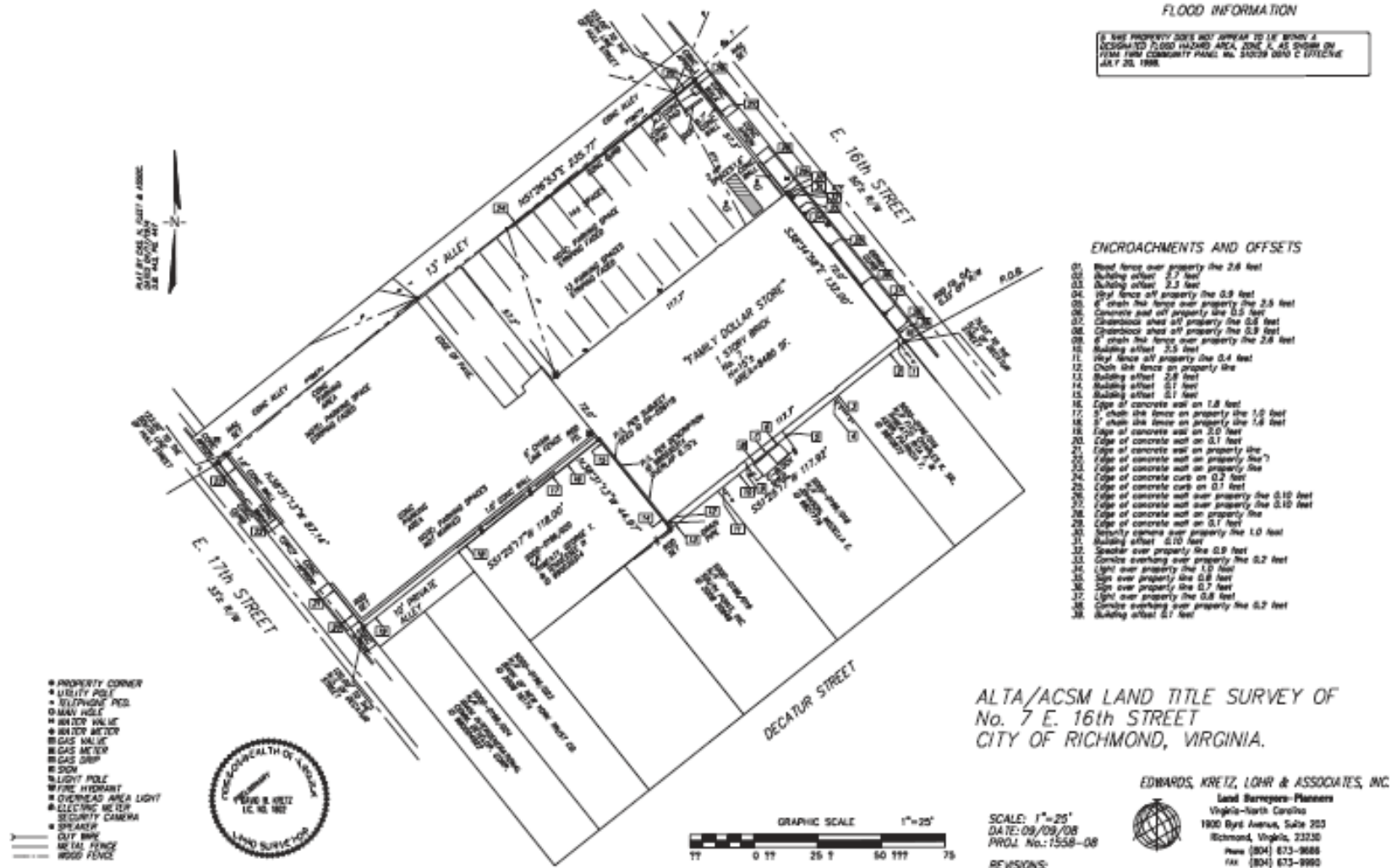
## Aerial Overview



## Surrounding Area Overview



# Property Site Plan



### FLOOD INFORMATION

THE PROPERTY DOES NOT APPEAR TO BE WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE X, AS SHOWN ON FIRM FIRM COMMUNITY PANEL NO. 51029 D010 C 1012516E AS OF 2/28/1998.

### ENCROACHMENTS AND OFFSETS

01. Wood fence over property line 2.8 feet
02. Building offset 2.7 feet
03. Building offset 2.3 feet
04. Vinyl fence over property line 0.9 feet
05. 6' chain link fence over property line 2.8 feet
06. Concrete sidewalk over property line 0.5 feet
07. Chainlink shed over property line 0.5 feet
08. Chainlink shed over property line 2.8 feet
09. 6' chain link fence over property line 2.8 feet
10. Building offset 2.5 feet
11. Vinyl fence over property line 0.4 feet
12. Chain link fence on property line
13. Building offset 2.8 feet
14. Building offset 0.1 feet
15. Building offset 0.1 feet
16. Edge of concrete walk on 1.8 feet
17. 1' chain link fence on property line 1.0 feet
18. 1' chain link fence on property line 1.4 feet
19. Edge of concrete walk on 2.0 feet
20. Edge of concrete walk on 0.1 feet
21. Edge of concrete walk on property line
22. Edge of concrete walk on property line
23. Edge of concrete curb on 0.2 feet
24. Edge of concrete curb on 0.2 feet
25. Edge of concrete curb on 0.1 feet
26. Edge of concrete walk over property line 0.10 feet
27. Edge of concrete walk over property line 0.10 feet
28. Edge of concrete walk on 0.1 feet
29. Edge of concrete walk on 0.1 feet
30. Security camera over property line 1.0 feet
31. Building offset 0.10 feet
32. Spreader over property line 0.9 feet
33. Concrete overhang over property line 0.2 feet
34. Light over property line 1.0 feet
35. Light over property line 0.8 feet
36. Sign over property line 0.7 feet
37. Light over property line 0.8 feet
38. Concrete overhang over property line 0.2 feet
39. Building offset 0.1 feet

ALTA/ACSM LAND TITLE SURVEY OF  
No. 7 E. 16th STREET  
CITY OF RICHMOND, VIRGINIA.

EDWARDS, KRETZ, LOHR & ASSOCIATES, INC.  
Land Surveyors-Planners  
Virginia-North Carolina  
1900 Byrd Avenue, Suite 203  
Richmond, Virginia, 23230  
Phone (804) 873-9888  
Fax (804) 873-9980

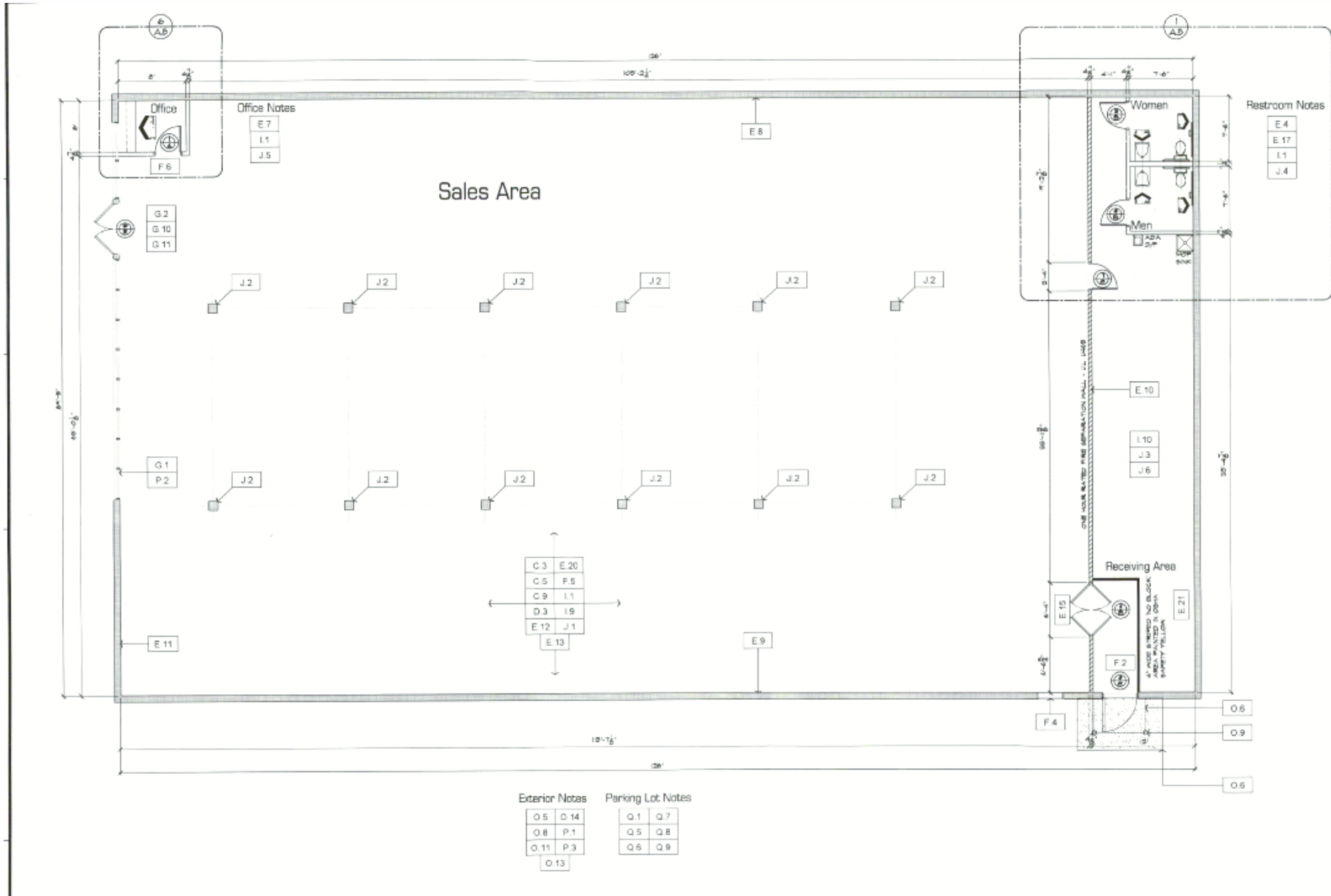
SCALE: 1"=25'  
DATE: 08/09/08  
PROJ. No.: 1558-08  
REVISIONS:



- PROPERTY CORNER
- UTILITY POLE
- TELEPHONE POLE
- MAN HOLE
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- GAS DRIP
- SIGN
- LIGHT POLE
- FIRE HYDRANT
- OVERHEAD AREA LIGHT
- ELECTRIC METER
- SECURITY CAMERA
- SPEAKER
- CUT WALK
- METAL FENCE
- WOOD FENCE



# Architectural Layout Plan



# Financial Overview

Building Data	
Property	Family Dollar
Property Address	7 E 16th Street Richmond, VA 23224
Zoning	Retail
Gross Leasable Area	+/-8779 sqft
Lot Size	.59 Acres
Year Built / Renovated	1939 / 2004

This freestanding, single-story retail space in Richmond offers a prime retail lease opportunity with LAND DEVELOPMENT opportunity. this +/-8,779 square feet of total space. Class B property, initially constructed in 1939, this well-kept property has 132 feet of frontage on E 16th St. and +/- 45 parking spots . Located in a busy commercial district, the 0.59-acre lot, zoned B-2 Commercial, offers a prime location for retail companies looking for excellent exposure and accessibility. This space offers a turnkey opportunity with a track record of performance, making it ideal for a number of retail purposes. To arrange a tour and for lease information, get in touch with us right now.

**Exclusively Listed By:**

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