



507 E. SOUTHSIDE PLAZA, RICHMOND, VA 23224

SOUTHSIDE PLAZA



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

SOUTHSIDE PLAZA

507 E. SOUTHSIDE PLAZA, RICHMOND, VA 23224

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located at the corner of Hull Street & Belt Boulevard with great visibility, easy access and national co-tenancy.

PROPERTY HIGHLIGHTS

- Co-tenancy include: Super Fresh, Roses, DTLR, Rainbow, Citi Trends, Family Dollar and more
- One of the oldest established shopping centers in the Richmond MSA, has become a Richmond tradition
- Easily accessible from Hull Street and Belt Boulevard
- Provides shoppers with ample parking and a variety of tenants

OFFERING SUMMARY

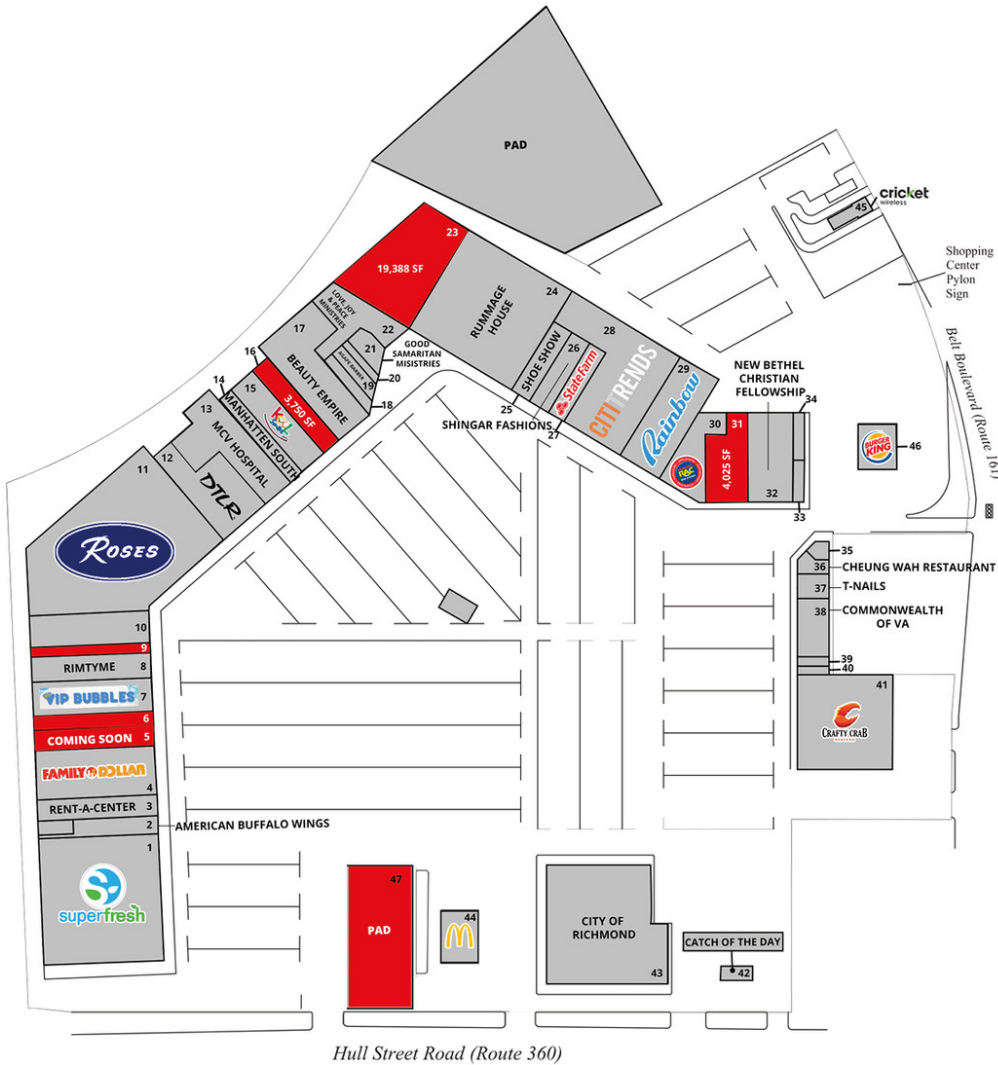
Lease Rate:	Negotiable
Available SF:	2,550 - 21,780 SF
Lot Size:	32 Acres
Building Size:	374,597 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,354	32,504	91,694
Total Population	12,073	82,071	223,214
Average HH Income	\$37,893	\$45,453	\$57,749

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SITE PLAN



SUITE	AVAILABILITIES	SIZE
PAD	Available	0.50 AC
5	Available	4,023 SF
6	Available	3,190 SF
9	Available	2,550 SF
16	Available	3,750 SF
23	Available	19,388 SF
31	Available	4,025 SF

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TENANT LIST

SUITE	TENANT	SIZE
1	Super Fresh Supermarket	38,256 SF
2	American Buffalo Wings	3,085 SF
3	Rent-A-Center	7,163 SF
4	Family Dollar	12,750 SF
5	Coming Soon	4,023 SF
6	Available (Former Restaurant)	3,910 SF
7	VIP Bubbles	8,500 SF
8	Rimtime	6,800 SF
9	Available	2,550 SF
10	G Man 2	7,650 SF
11	Roses	37,150 SF
12	DTLR (Coming Soon)	8,750 SF
13	MCV Hospital	11,000 SF
14	Manhattan South	3,750 SF
15	Kool Smiles	6,310 SF
16	Available	3,750 SF
17	Beauty Empire	12,500 SF
18	Manhattan South	1,461 SF
19	Agape Barber Shop	1,608 SF
20	Love, Joy, and Peace Ministries	745 SF
21	Good Samaritan Ministries	1,817 SF
22	Love, Joy and Peace Ministries	4,997 SF
23	Available	19,388 SF
24	Rummage House	26,620 SF

SUITE	TENANT	SIZE
25	Shoe Show	3,600 SF
26	Shingar Fashions	3,600 SF
27	Statefarm	1,500 SF
28	CitiTrends	19,660 SF
29	Rainbow	11,715 SF
30	Rent-A-Center	5,778 SF
31	Available	4,025 SF
32	New Bethel Christian Fellowship	4,025 SF
33	H&R Block	1,958 SF
34	Cigarettes and More	1,200 SF
35	Norvelle's Shoe Repair	624 SF
36	Cheung Wah Restaurant	1,004 SF
37	T-Nails	1,496 SF
38	Commonwealth of VA	3,725 SF
39	Not Available	750 SF
40	Not Available	750 SF
41	Crafty Crab	17,779 SF
42	Catch of the Day	1,250 SF
43	City of Richmond	52,411 SF
44	McDonald's	4,000 SF
45	Cricket Wireless	1,000 SF
46	Burger King	3,200 SF
47	Available	0.50 AC

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MARKET AERIAL



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DEMOGRAPHICS MAP & REPORT



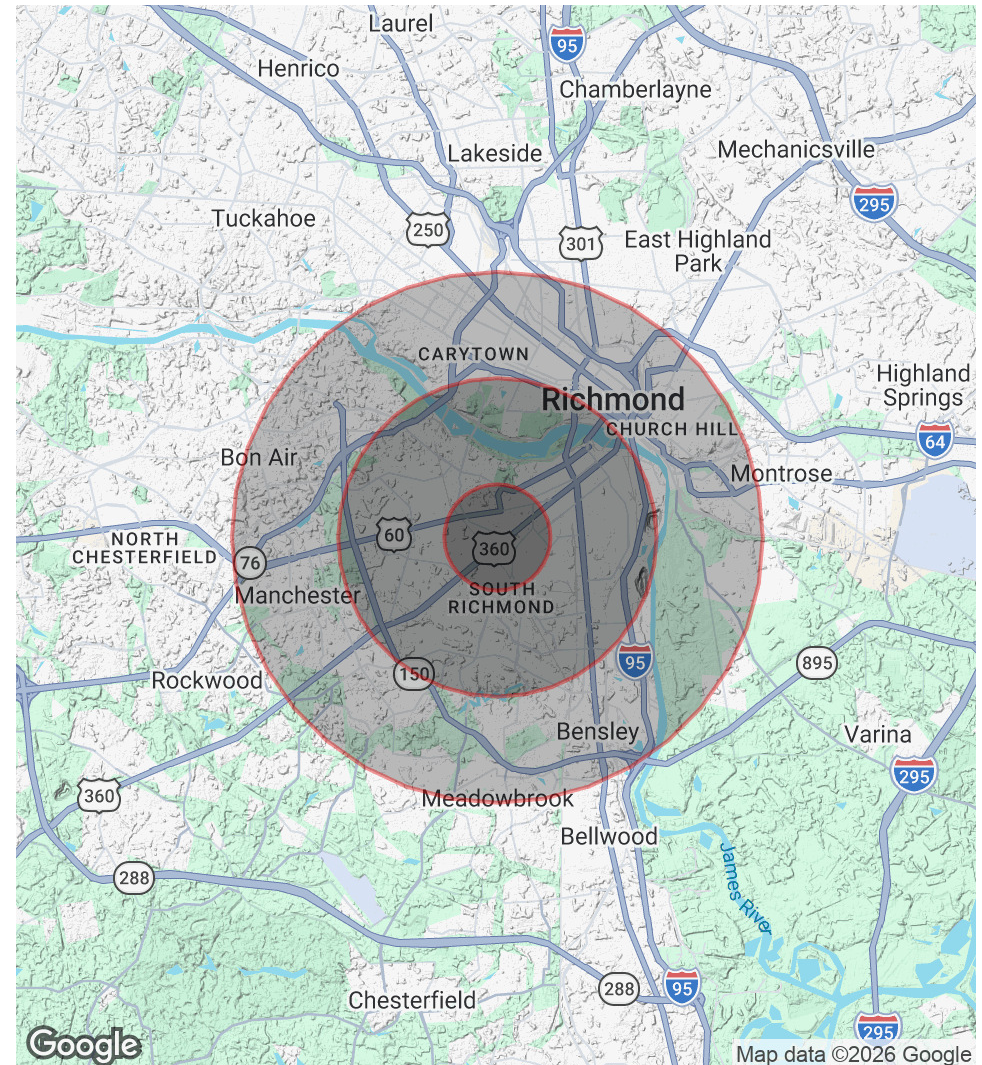
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,073	82,071	223,214
Average Age	33.2	32.7	32.2
Average Age (Male)	29.2	31.2	31.0
Average Age (Female)	35.6	34.4	33.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,354	32,504	91,694
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$37,893	\$45,453	\$57,749
Average House Value	\$227,634	\$187,430	\$235,741

2020 American Community Survey (ACS)





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