

FOR SALE & LEASE

17,749 SF OFFICE BUILDING
1650 Willow Lawn Dr | Richmond, VA 23230



S.L. NUSBAUM
REALTY CO.



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PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

OFFICE W/ DRIVE-THRU AVAILABLE

1650 Willow Lawn Dr | Richmond, VA 23230



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OFFERING SUMMARY

Sale Price: \$2,950,000

Lease Rate: **\$21.50 SF/yr (Full Service)
For Floors 2 & 3 Only
Lease Rate for 1st Floor TBD**

Building Size: 17,749 SF

Lot Size: 1.16 Acres

Year Built: 1989

Zoning: B-2

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	9,957	96,885	262,330
Daytime Population	26,802	130,978	357,174
Total Households	4,696	46,585	118,779
Average HH Income	\$154,034	\$138,998	\$115,714

PROPERTY OVERVIEW

Office Building w/ Drive-Thru Available For Sale/Lease

PROPERTY HIGHLIGHTS

- Existing covered drive-thru
- Great signage opportunities
- Elevator
- 75 Parking Spaces
- Easy access
- Existing opening for exterior drive-thru ATM
- Amenity rich Willow Lawn area

DRIVE-THRU

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LOBBY RENDERINGS

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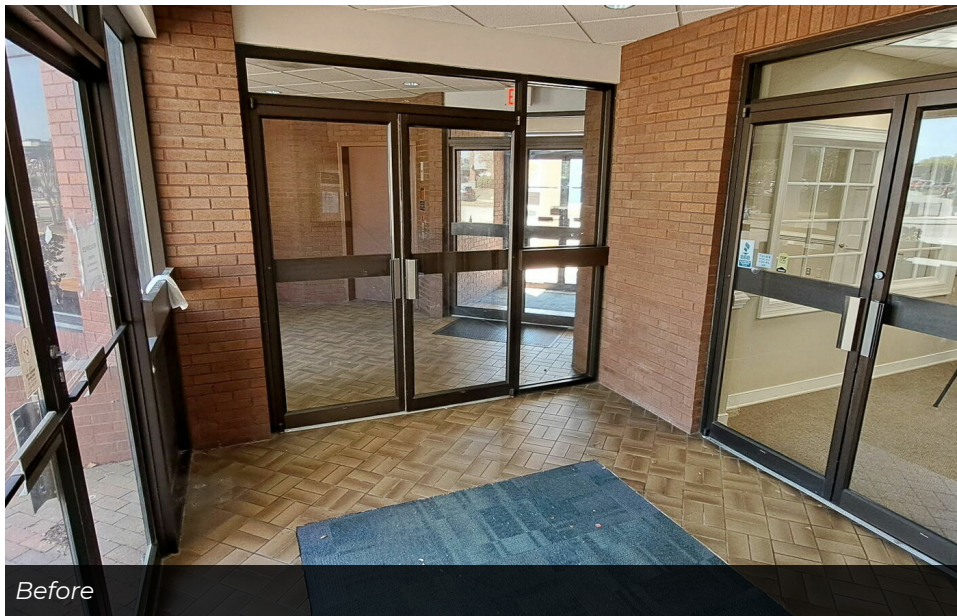
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Before



After (Rendering is for illustrative purposes only)



Before



After (Rendering is for illustrative purposes only)

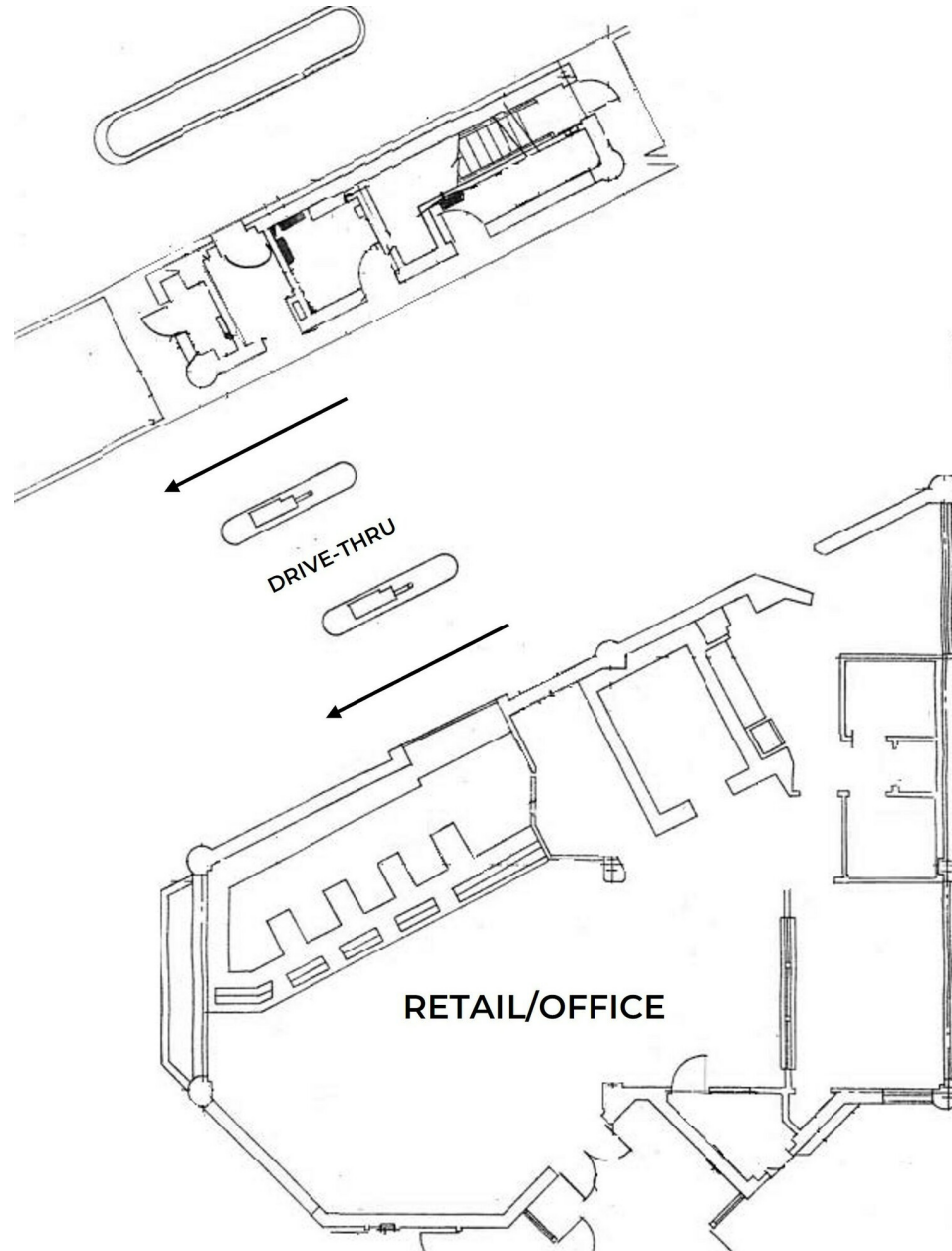
FIRST FLOOR

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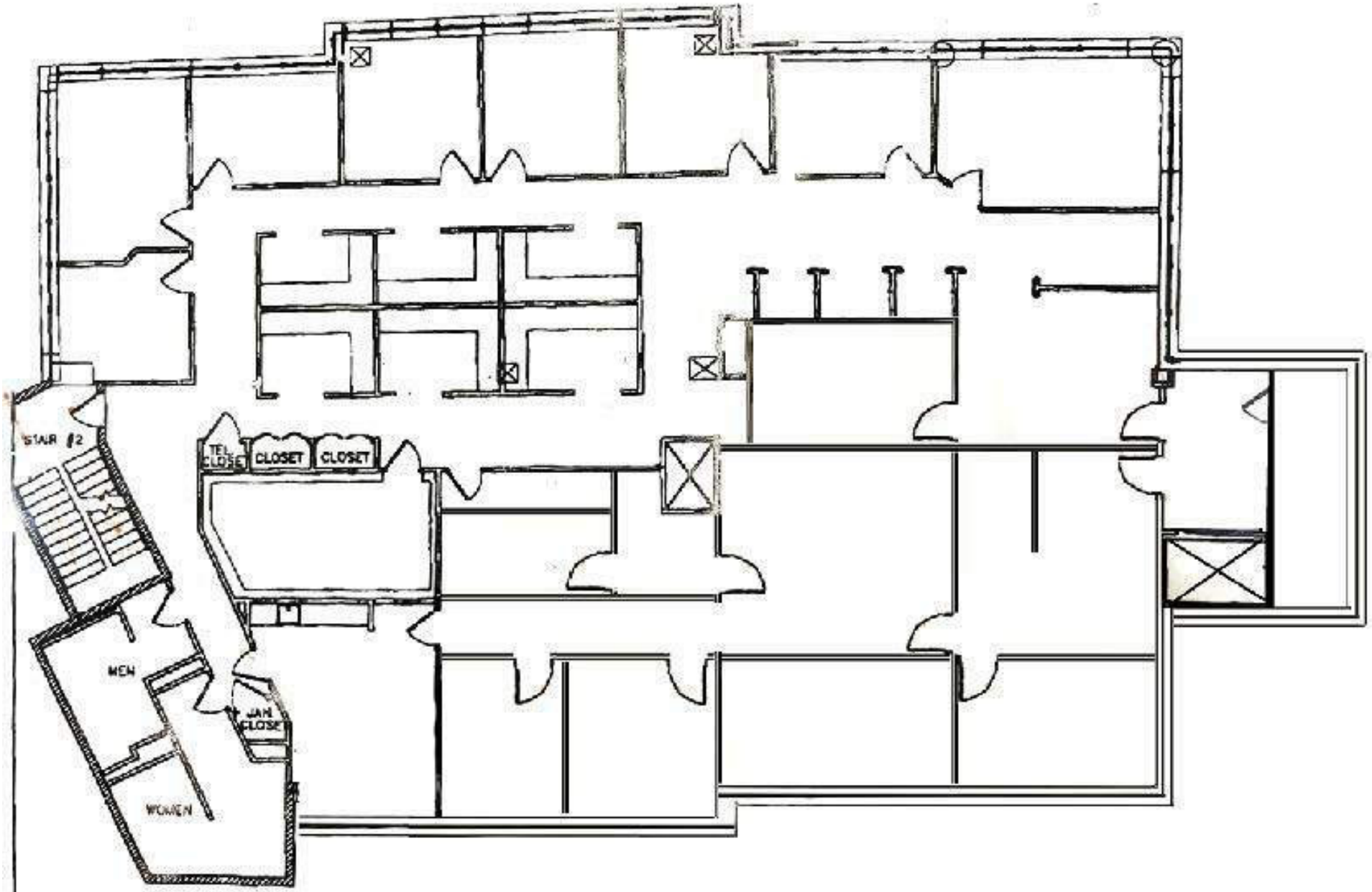
SECOND FLOOR

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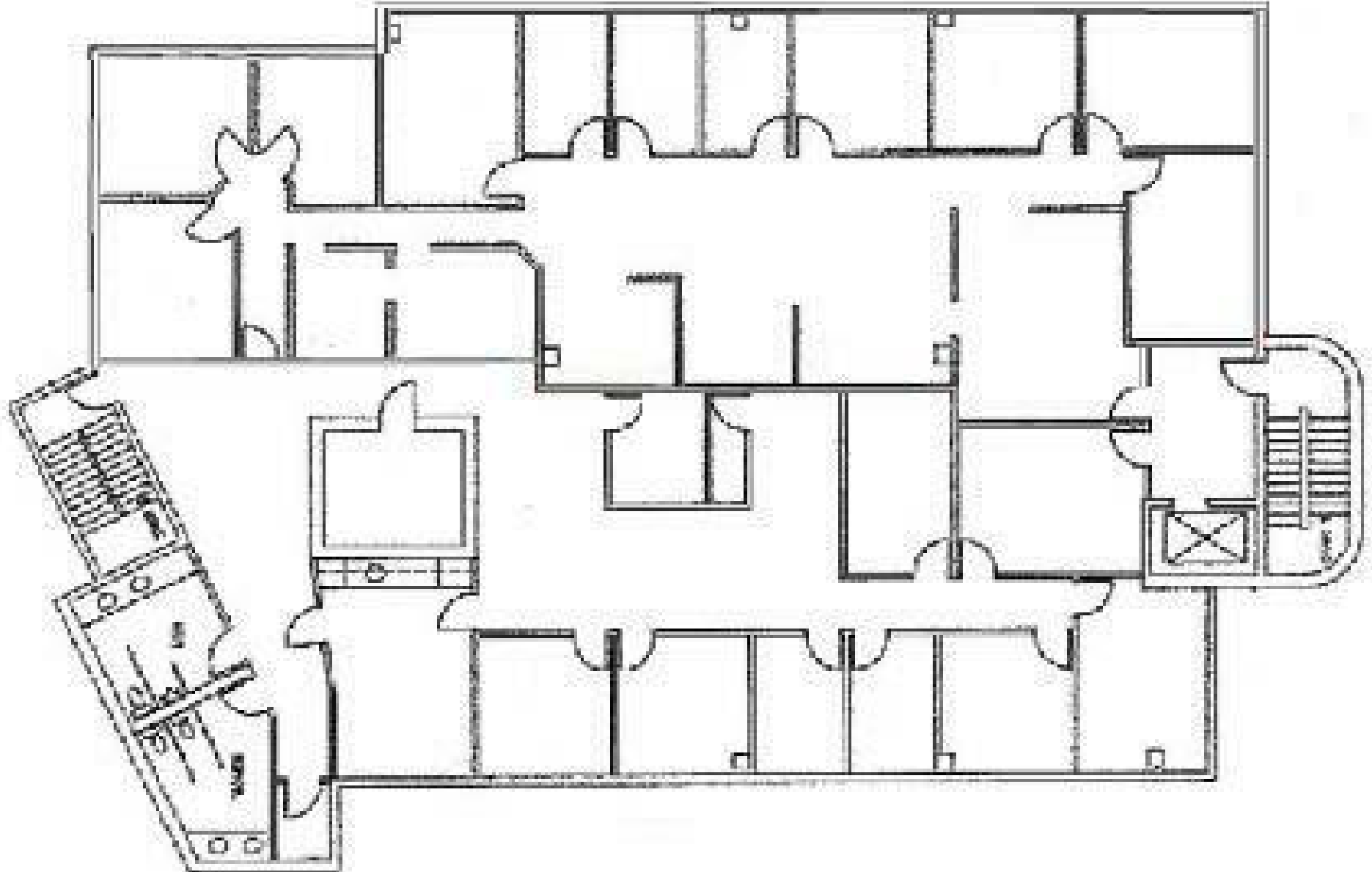
THIRD FLOOR

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TRADE AREA

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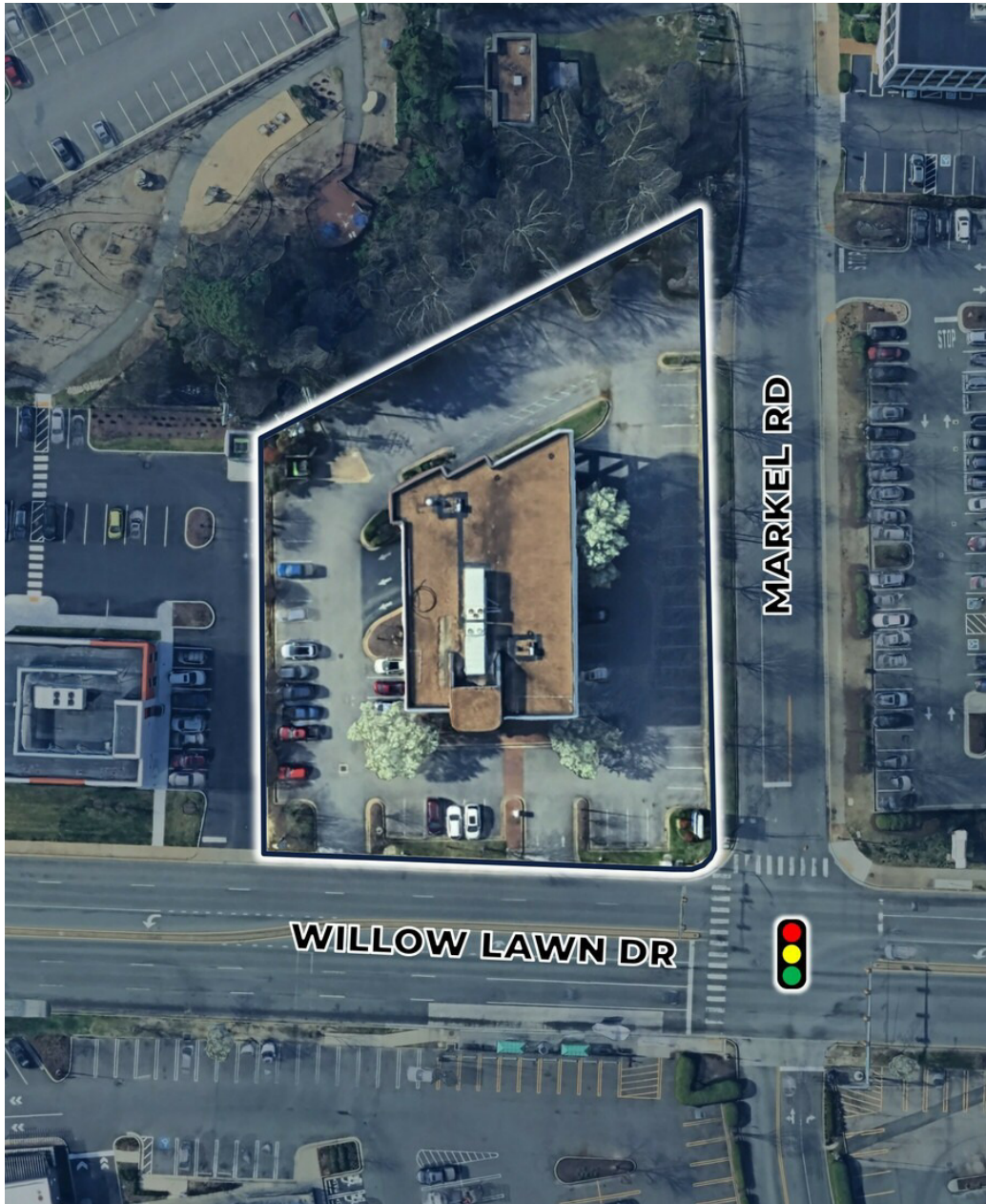


CONTACT INFORMATION

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