

4504 JEFFERSON DAVIS HIGHWAY

CBRE

RICHMOND, VA 23234



PROPERTY OVERVIEW

RETAIL SUBLEASE OPPORTUNITY

Positioned along heavily traveled Jefferson Davis Highway (Richmond Highway), 4504 Jefferson Davis Highway offers a highly visible freestanding retail opportunity in Richmond's established Southside trade area. The property is improved with approximately 2,528 square feet built in 1985 that sits on approximately 0.86 acres, providing ample parking, access and site circulation.

The location benefits from excellent frontage and exposure along one of Richmond's primary commercial corridors, serving both local residents and commuter traffic traveling between the City of Richmond, Chesterfield County and the I-95 corridor. The surrounding area features a mix of national retailers, local businesses, residential neighborhoods and service-oriented commercial uses that support consistent daily traffic and customer activity.

This sublease opportunity is well suited for restaurant, quick-service restaurant (QSR), retail, service retail or other consumer-oriented uses seeking strong visibility and convenient access in a proven retail corridor. The generous site size provides flexibility for customer parking, pick-up operations, and potential outdoor service components subject to landlord and municipal approvals.

2,528

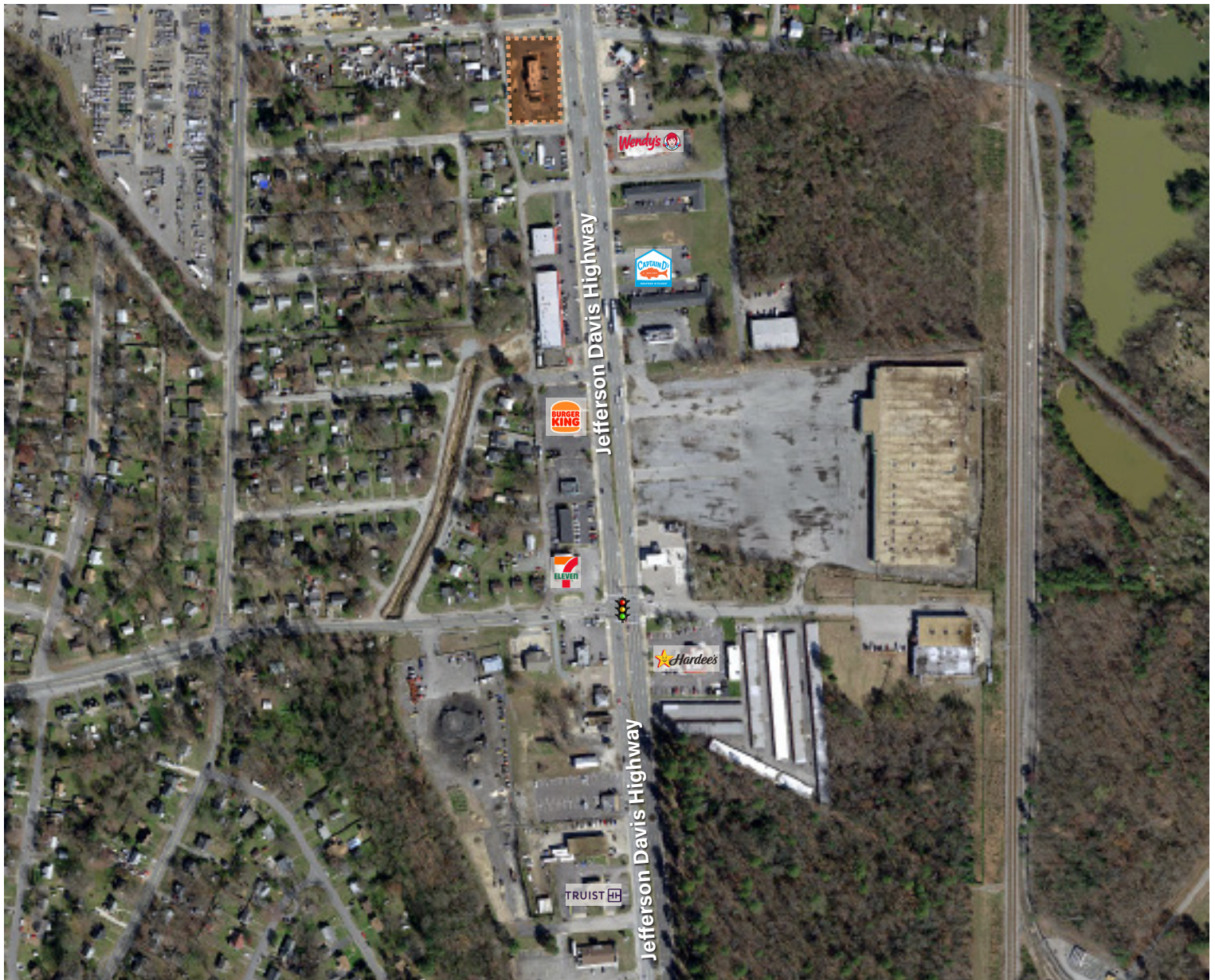
Available Square Footage

0.86

Acres

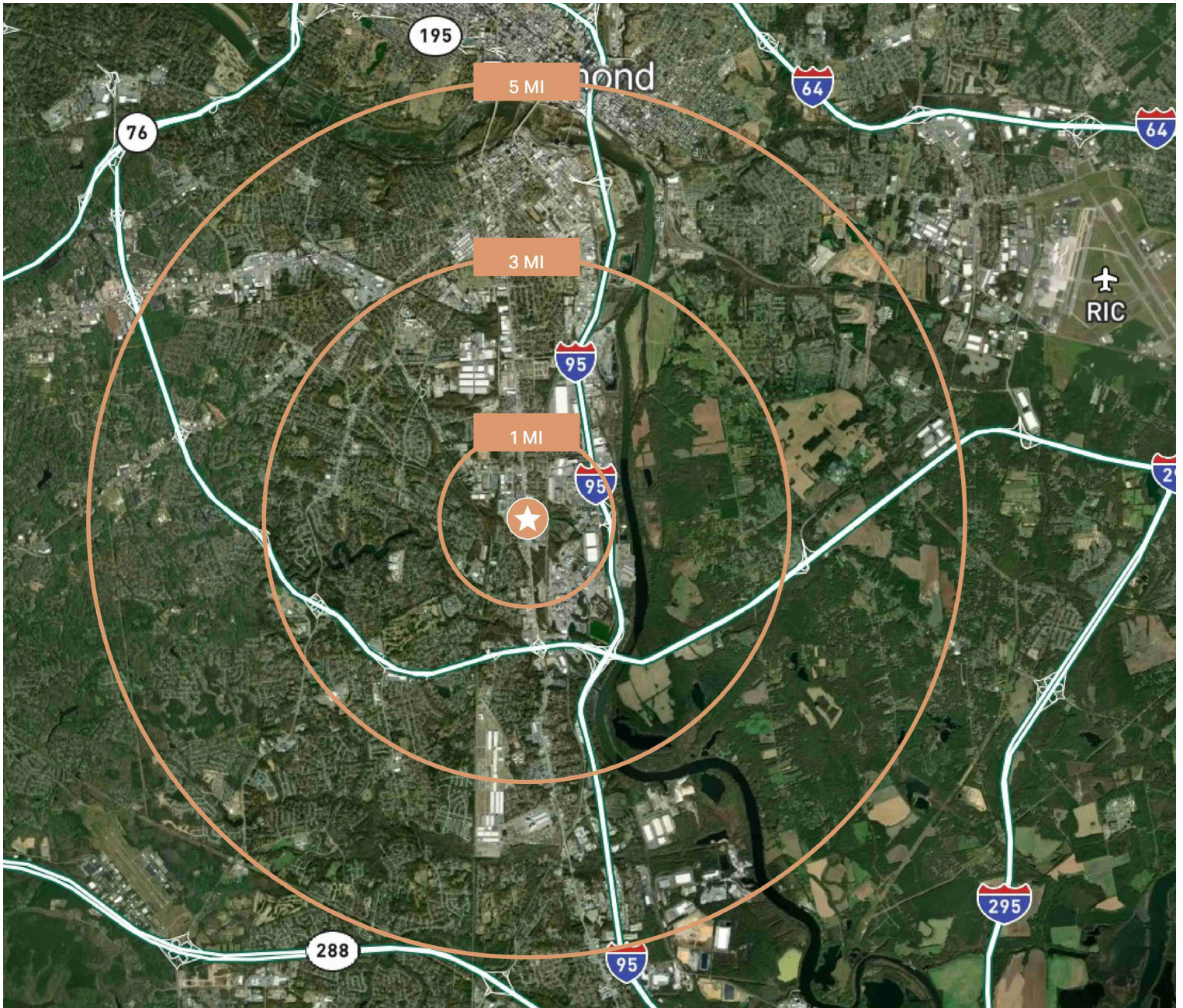
B-3

Zoning



DEMOGRAPHICS

TACO BELL/KFC FOR SUBLEASE



5,789
Population (1 Mile)

54,361
Population (3 Miles)

167,666
Population (5 Miles)

1,957
Households (1 Mile)

20,223
Households (3 Miles)

69,757
Households (5 Miles)

\$73,666
Average HHI (1 Mile)

\$76,251
Average HHI (3 Miles)

\$88,275
Average HHI (5 Miles)

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