

# RETAIL/OFFICE FOR LEASE

## THE EDDY ON THE JAMES

700 Semmes Avenue  
Richmond, Virginia



# THALHIMER



### FOR MORE INFORMATION, CONTACT:

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## RETAIL/OFFICE FOR LEASE IN HISTORIC MANCHESTER NEIGHBORHOOD

## AVAILABLE IMMEDIATELY!

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

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# PROPERTY FEATURES



## PROPERTY FEATURES

- **2,578 SF RETAIL/OFFICE SPACE FOR LEASE**
- Excellent views of downtown and the James River
- 221 residential units
- Class A luxury apartments

 [click here for VIDEO OVERVIEW](#)



## DEMOGRAPHICS

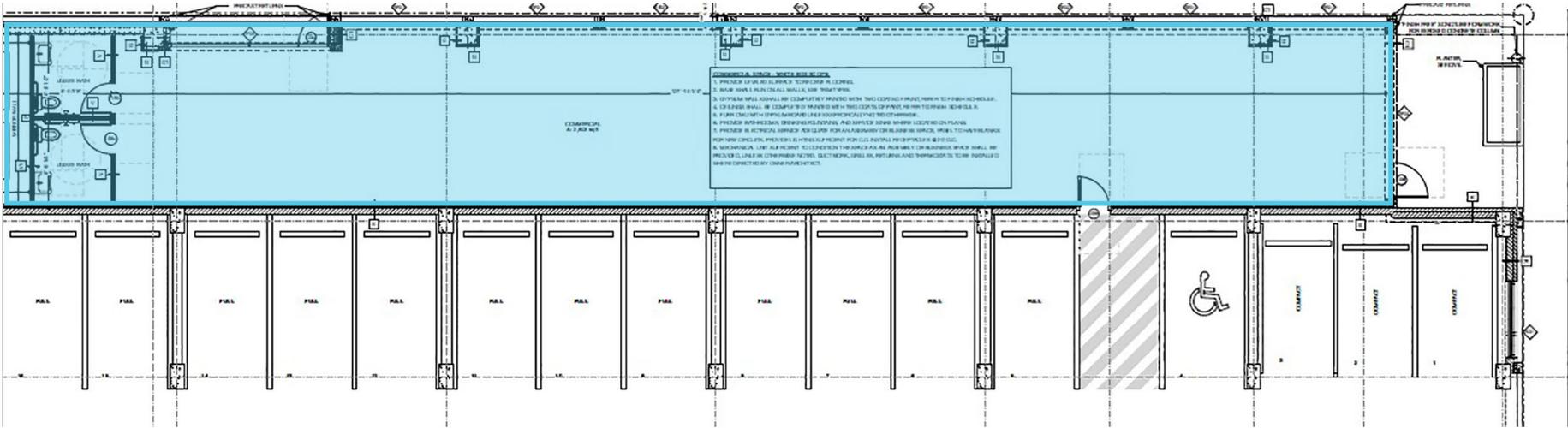
	1 Mile	3 Miles	5 Miles
Population	13,320	129,804	262,168
No. of Households	8,015	60,509	118,281
Avg. HH Income	\$75,565	\$80,710	\$83,623
Daytime Population	37,404	203,458	328,369

## JOIN TENANTS/NEARBY RETAILERS

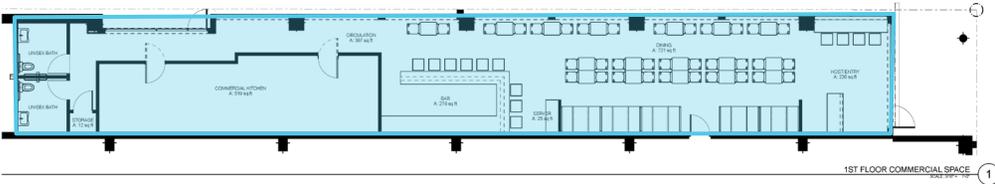


# PROPOSED LAYOUTS

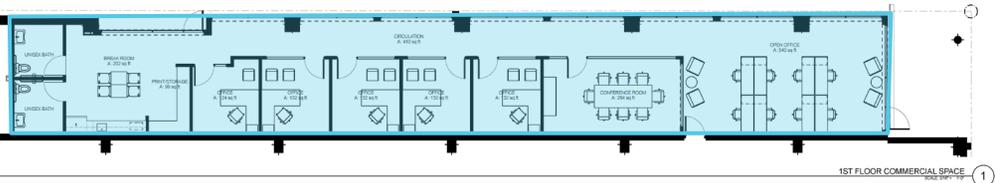
**GROUND LEVEL RETAIL/OFFICE: 2,578 SF AVAILABLE**



## GROUND LEVEL: RESTAURANT/ CAFÉ CONCEPT



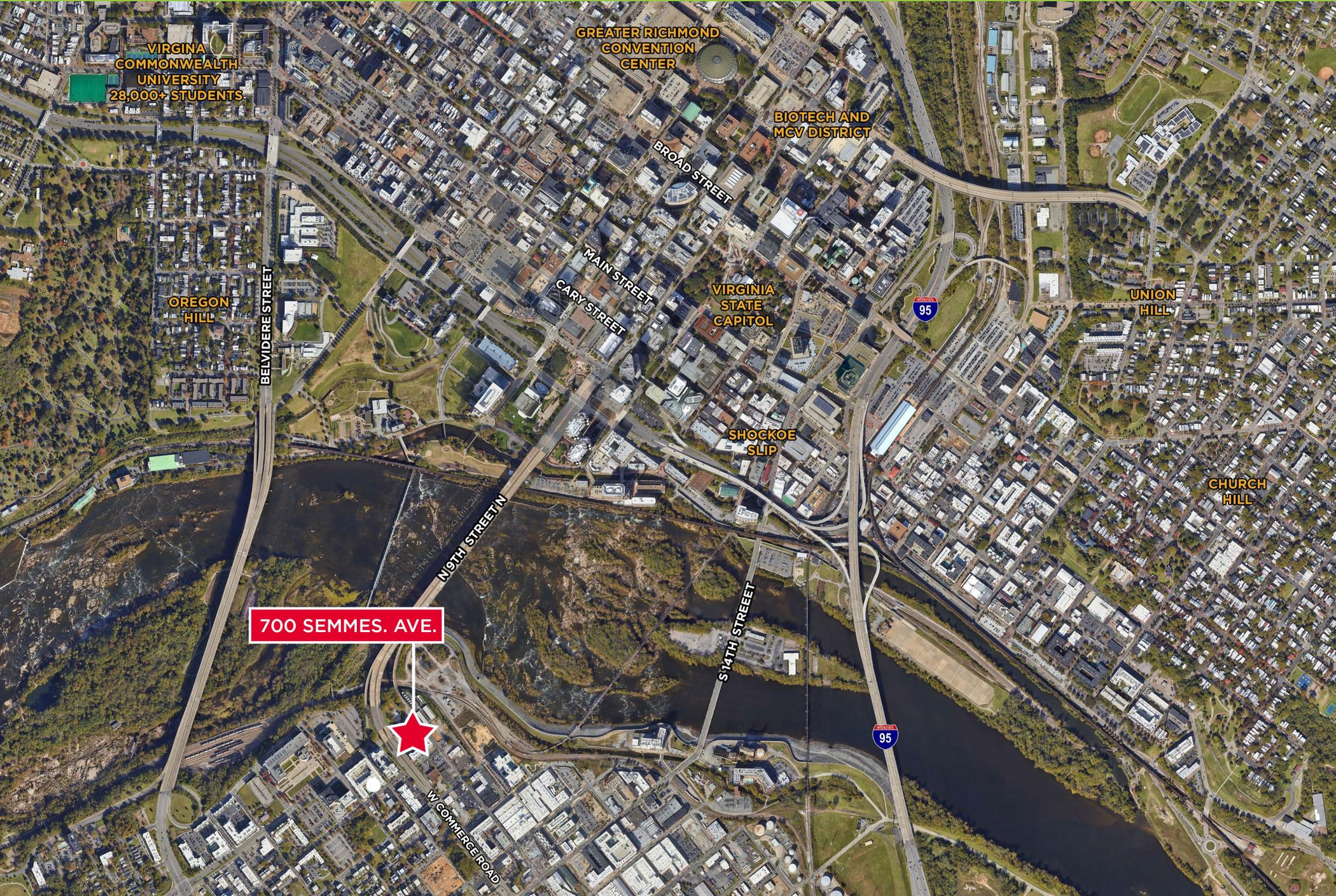
## GROUND LEVEL: OFFICE CONCEPT



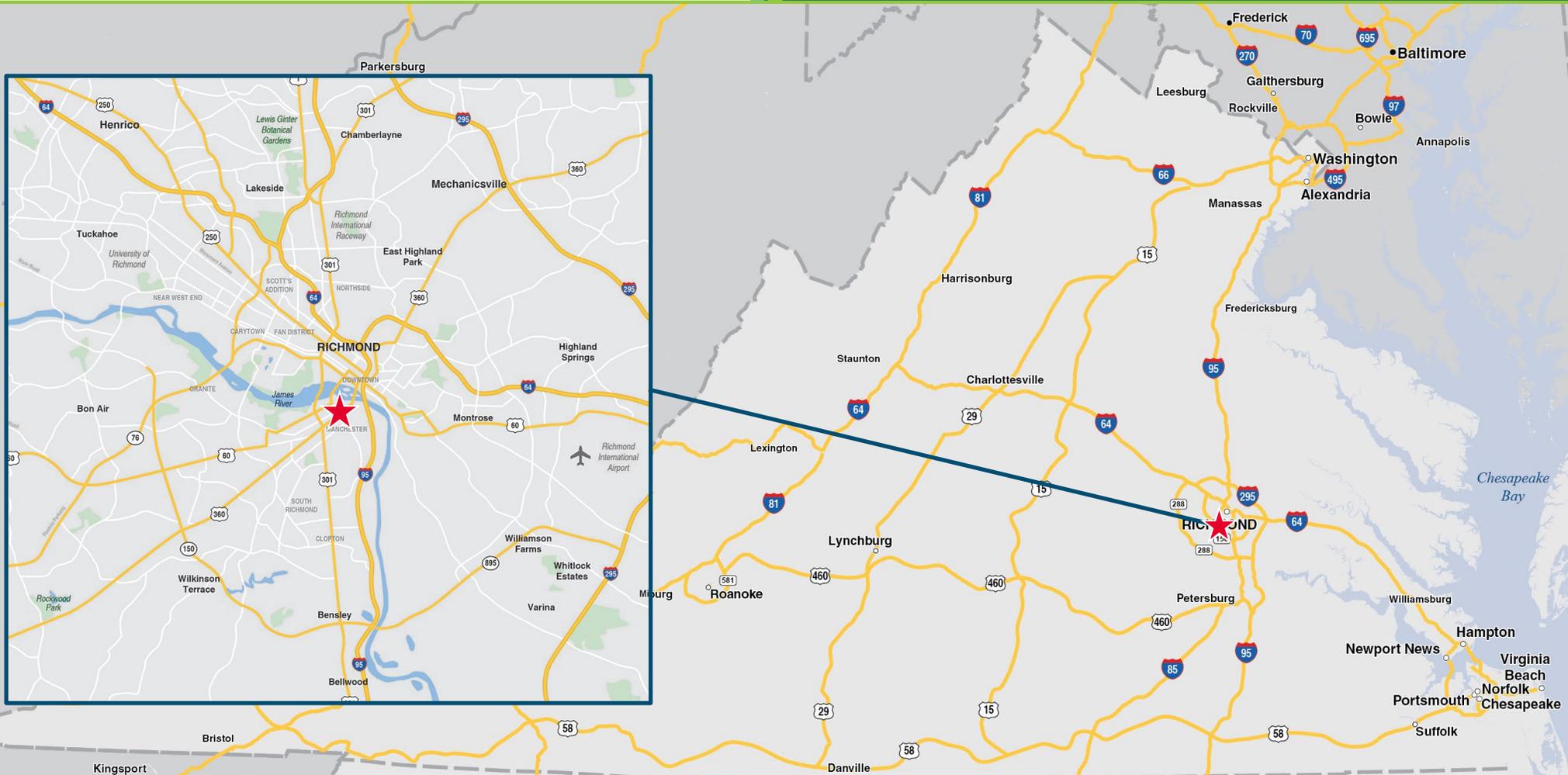
# LOCATION OVERVIEW



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