

FOR SALE

201 E. FRANKLIN ST.

RICHMOND, VA 23219

MAJOR PRICE REDUCTION!!



*Former City of Richmond
Fire Department HQ*

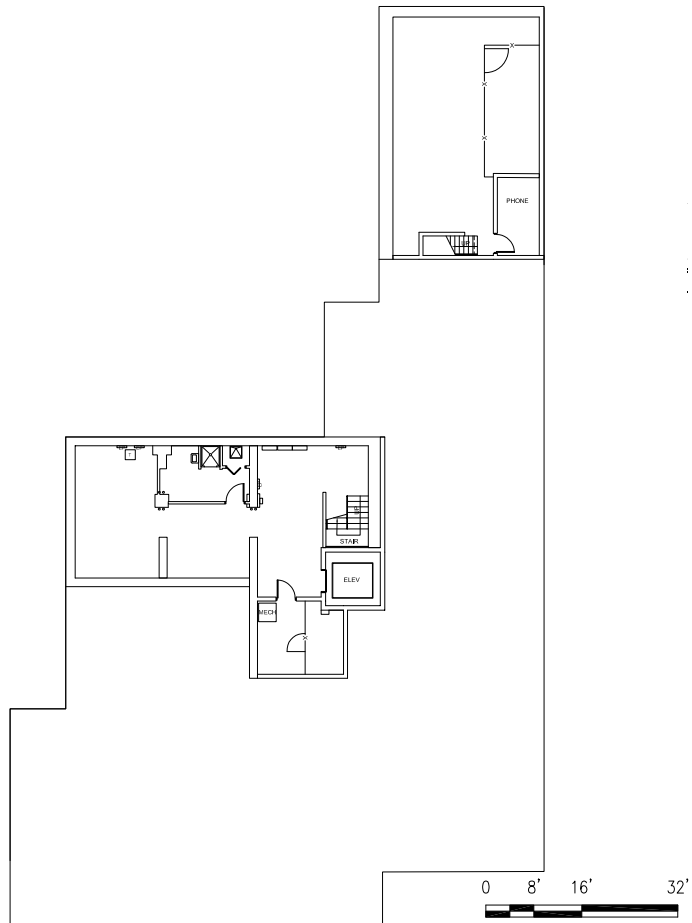
Property Highlights



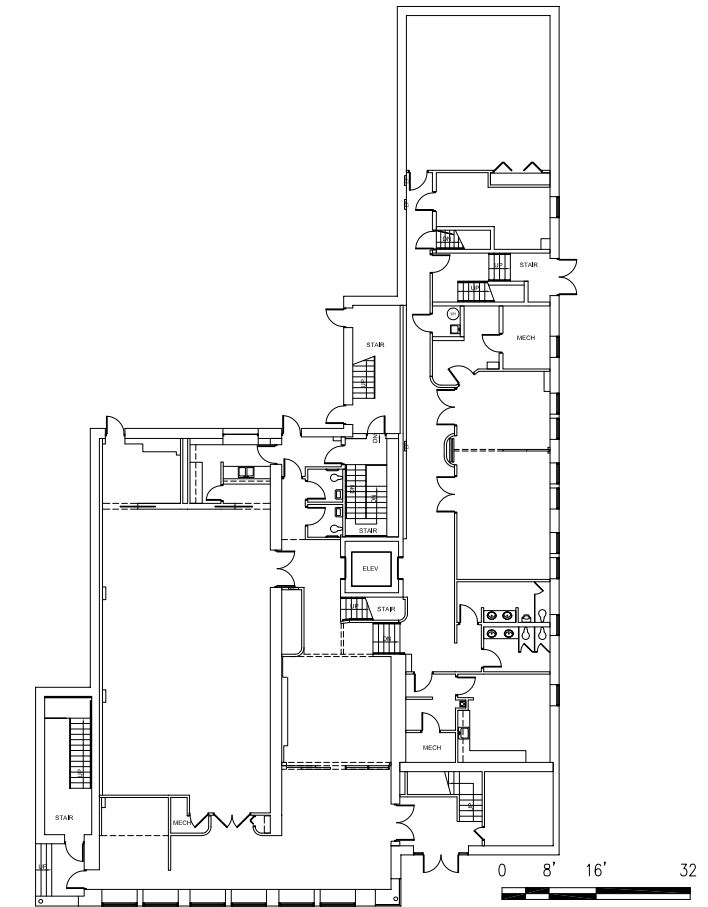
- **ALL REASONABLE OFFERS CONSIDERED**
- \$3,500,000 (\$142/SF)
- 24,659± SF
- Prime location with 34 on-site parking spaces
- 0.45 ACRES
- Walker's Paradise score of 96%
- Within walking distance to restaurants, hotels and the Downtown Richmond YMCA
- Former City of Richmond Fire Department Headquarters
- Freestanding building
- Zoned B-4
- Greater Richmond Convention Center nearby

Floor Plans

Basement | 2,761± SF

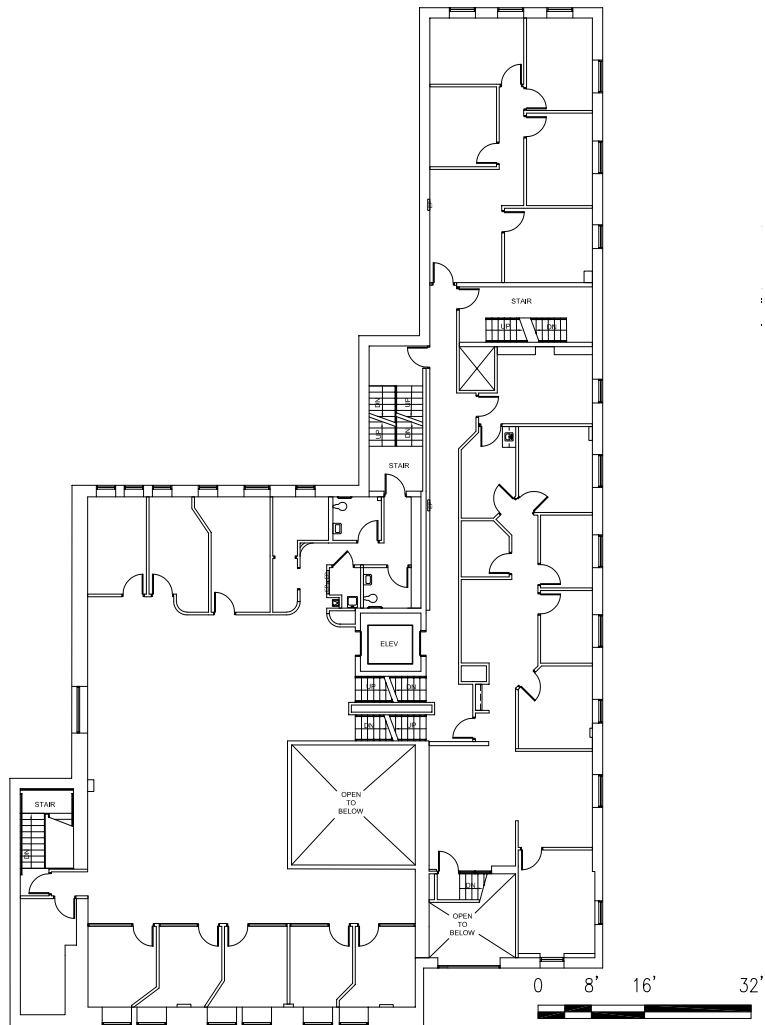


1st Floor | 8,765± SF

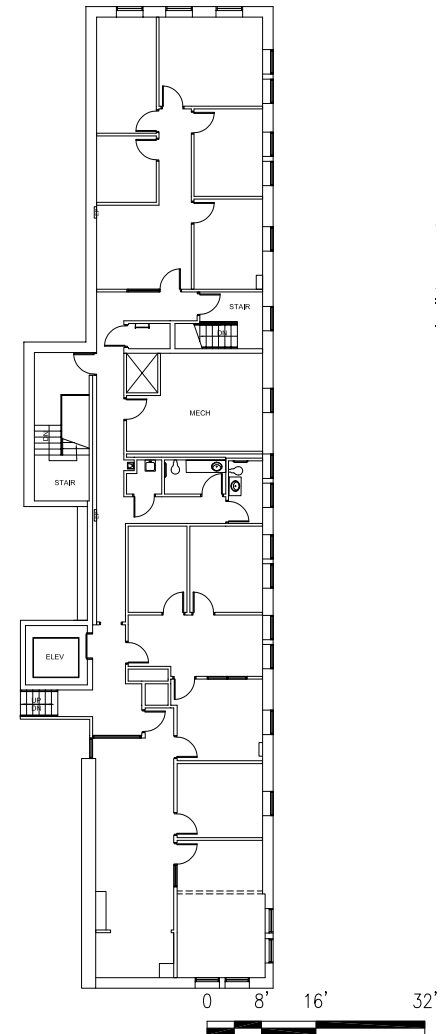


Floor Plans

2nd Floor | 2,761± SF



3rd Floor | 8,765± SF





Demographics

	1 MILE	3 MILE	5 MILE
2024 Total Population	26,140	142,981	266,860
2029 Projected Population	27,094	149,316	274,118
2024 Households	11,225	69,058	122,110
2024 Education Some College & Above	79.60%	72.20%	66.90%
2024 Average Household Income	\$68,309	\$92,491	\$94,067
2024 Median Household Income	\$37,598	\$59,276	\$70,458
2024 Daytime Population	98,498	202,875	332,802
2024 Median Age	24.2	31.6	33.9

332,802

5 MILE DAYTIME POPULATION

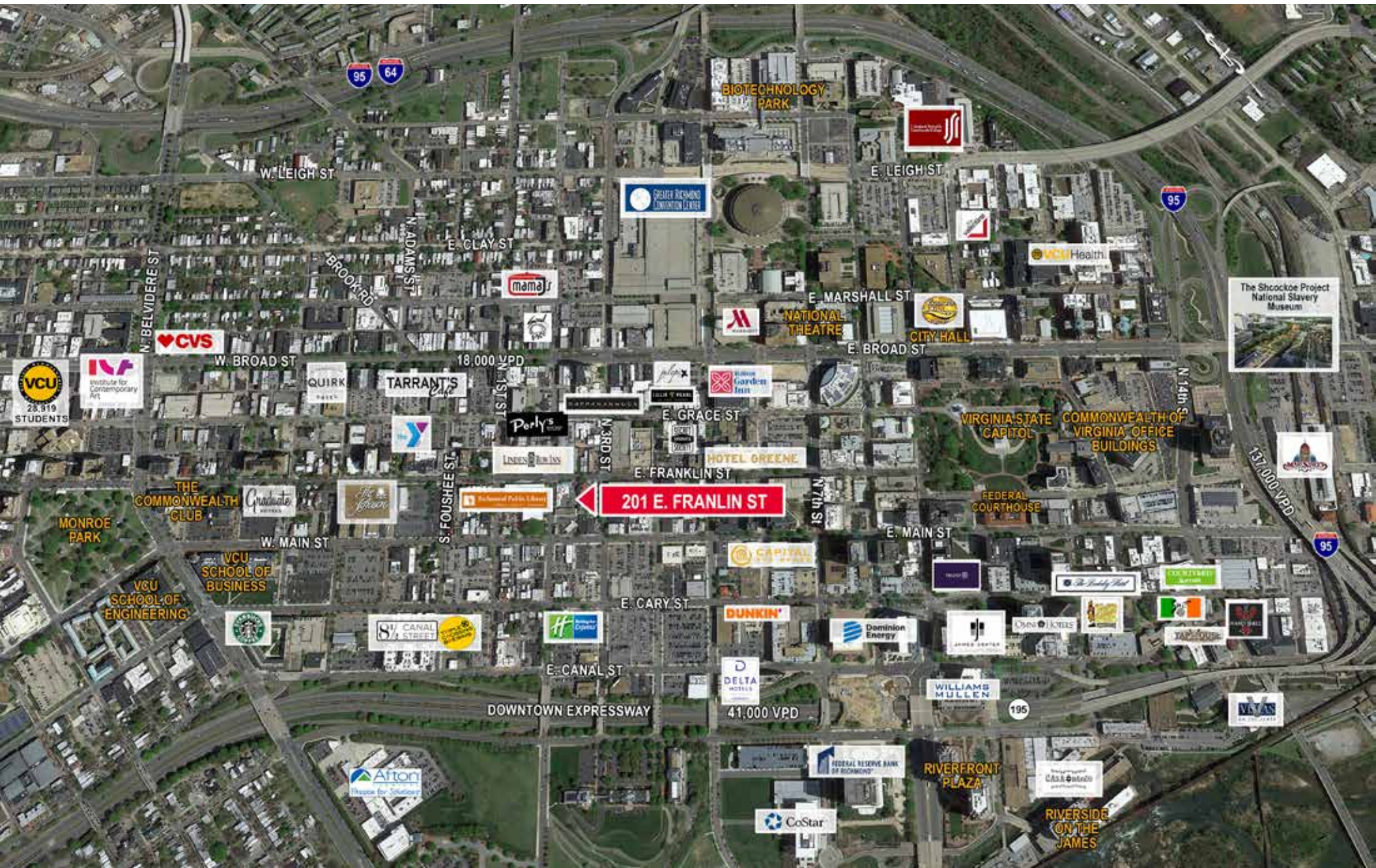
\$92,491

3 MILE AVERAGE HOUSHOLD INCOME

79.6%

3 MILE AVERAGE HOUSHOLD INCOME

Aerial Map



Map



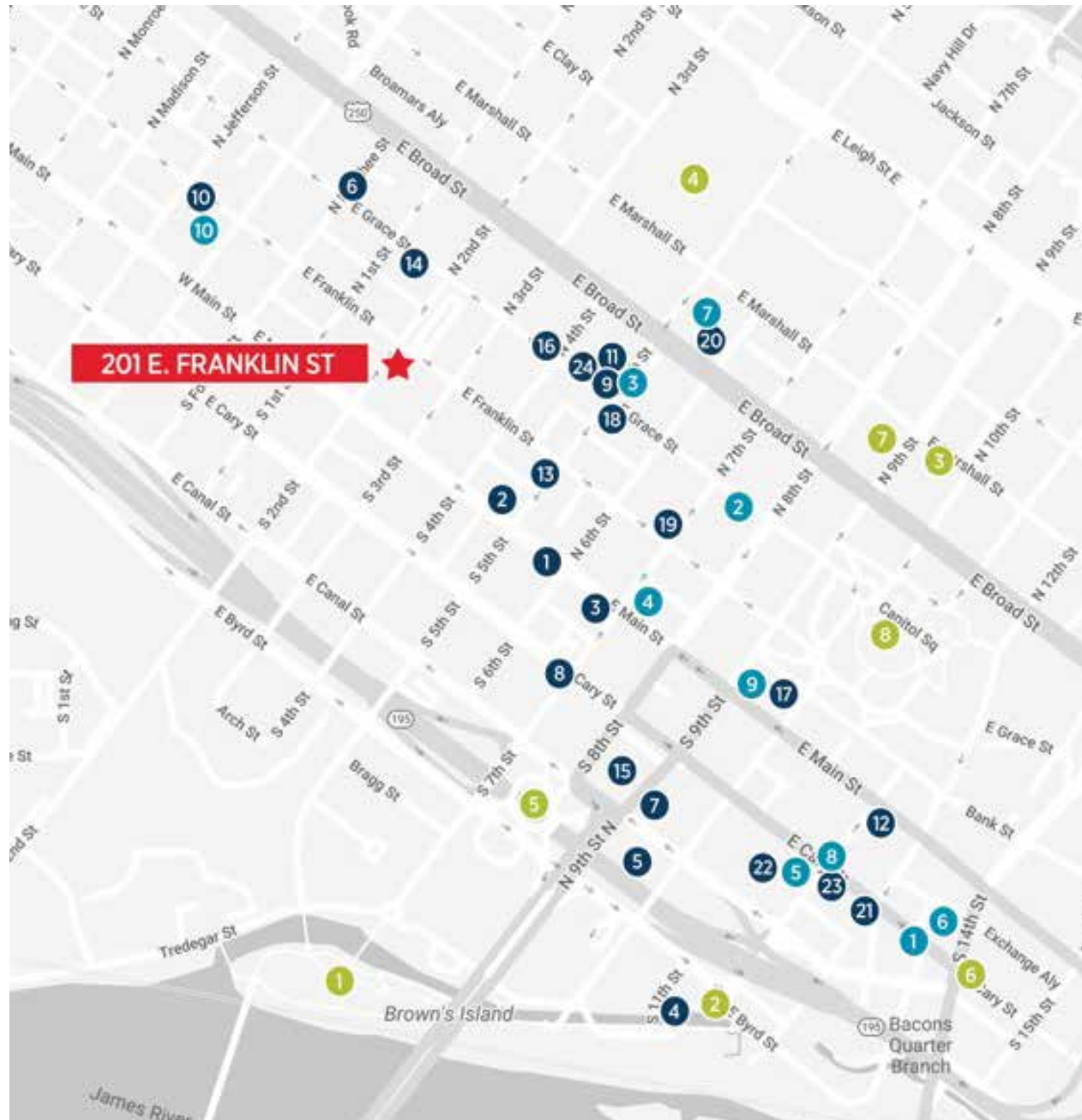
1. Courtyard by Marriot
2. Delta Hotels by Marriot
3. Hilton Downtown
4. Homewood Suites
5. Omni
6. Residence Inn by Marriot
7. Richmond by Marriot
8. The Berkeley
9. The Commonwealth
10. The Jefferson



1. Brown's Island
2. Canal Walk
3. City Hall
4. Convention Center
5. Kanawha Plaza
6. Shockoe Slip
7. The Library of Virginia
8. Virginia State Capitol
9. VCU



- | | |
|---------------------------|-----------------------------|
| 1. 521 Biscuits & Waffles | 13. Penny Lane Pub |
| 2. Cafe Rustika | 14. Perly's |
| 3. Capital Ale House | 15. Potbelly |
| 4. Casa del Barco | 16. Rappahannock |
| 5. Charlotte's Southern | 17. Rueger's |
| 6. Chez Foushee | 18. Secret Sandwich Society |
| 7. Chopt | 19. Spice of India |
| 8. Dunkin' | 20. Starbucks |
| 9. Julep's New Southern | 21. Urban Farmhouse |
| 10. Lemaire | 22. The Pit and The Peel |
| 11. Lillie Pearl | 23. Tobacco Company |
| 12. Native Plate | 24. Wong Gonzalez |



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