

OFFICE or RETAIL FOR LEASE
1705-1709 E. FRANKLIN ST.
RICHMOND, VIRGINIA 23223



THALHIMER

EXCELLENT WALKABILITY

UP TO 3,538 SF AVAILABLE

**Creative
Office or Retail
in Shockoe Bottom**

PROPERTY HIGHLIGHTS

- 3,538 SF Retail or Creative Office in Shockoe Bottom
- Space can be subdivided and includes separate basements
- Conveniently located in walking distance from 17th Street Market, Main Street Station and other restaurants and neighborhood amenities.
- Steps away from the Bakery, a new 12 story multi-family development
- Some exclusive parking available
- Call agent for pricing



JOIN NEARBY RETAILERS



DEMOGRAPHICS

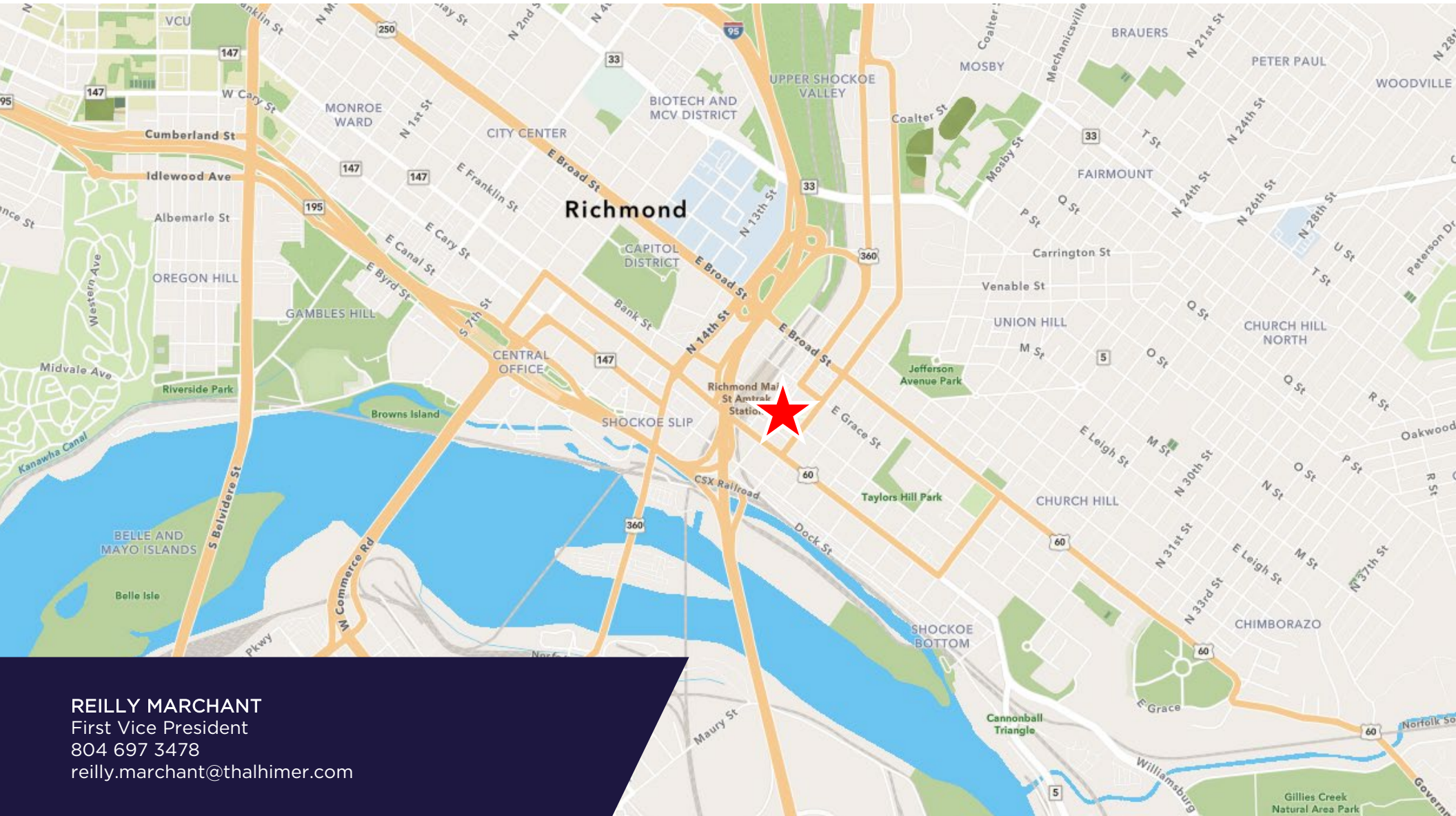
	1 Mile	3 Miles	5 Miles
Population	21,256	129,580	253,668
No. of Households	12,968	60,650	116,028
Avg. HH Income	\$96,387	\$89,629	\$96,145
Daytime Population	75,080	185,096	313,986

INTERIOR PHOTOS



PROPERTY LOCATION





REILLY MARCHANT
First Vice President
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