

THE CURRENT

400 Hull Street | Richmond, VA

FORMER RESTAURANT SPACE FOR LEASE



For more information, contact:

ANNIE O'CONNOR

First Vice President

804 697 3451

annie.oconnor@thalhimer.com

REILLY MARCHANT

First Vice President

804 697 3478

reilly.marchant@thalhimer.com

Developed by:



thecurrentrichmond.com

Thalhimer Center

11100 W. Broad Street

Glen Allen, VA 23060

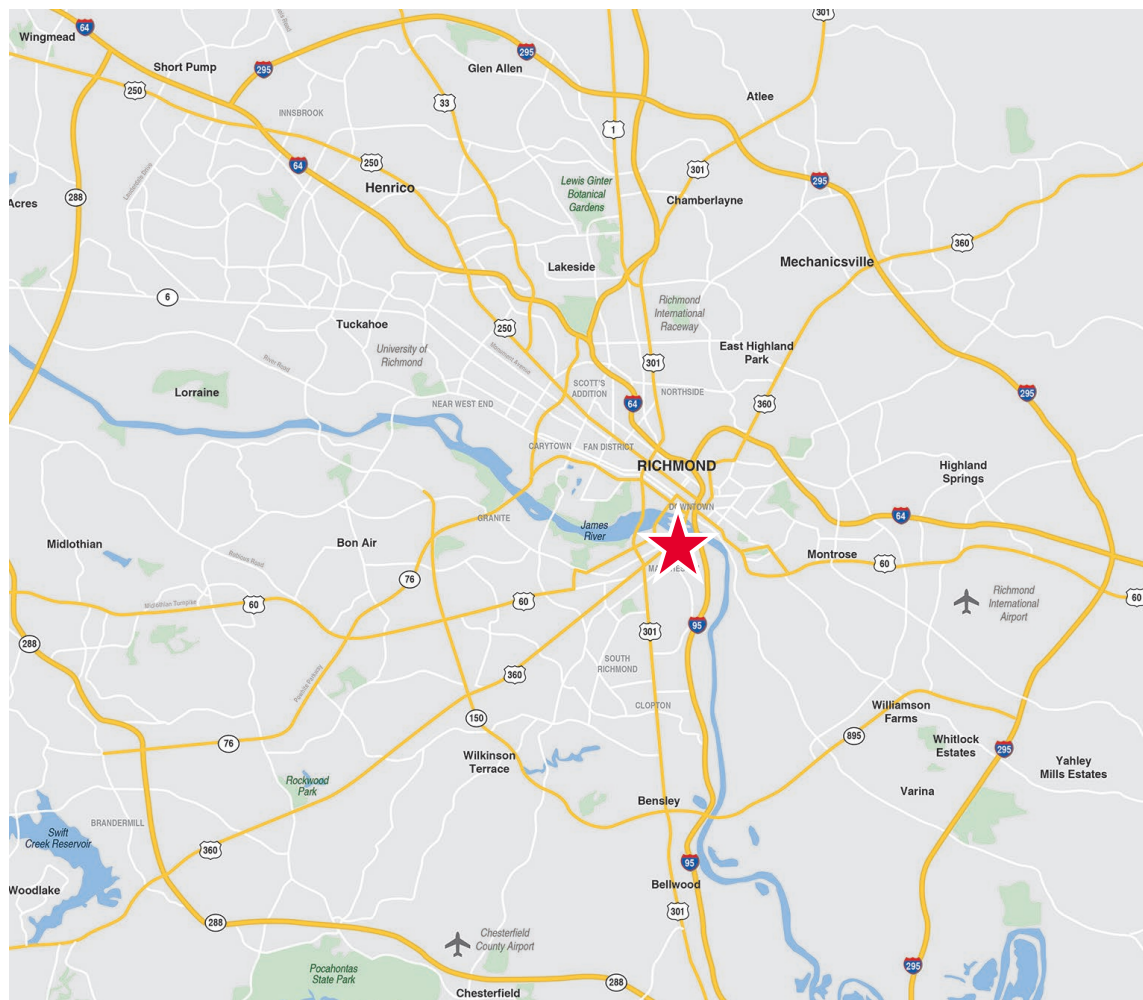
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- 5,034 SF & 3,466 SF FORMER RESTAURANT SPACE FOR LEASE IN HISTORIC MANCHESTER NEIGHBORHOOD
- 2,400 SF FORMER FITNESS SPACE AVAILABLE
- Structured parking available on site
- Great visibility along fast-growing Hull Street
- Easy access to CBD and Interstates
- 60,000 SF office space and 215 apartments
- Vibrant 24/7 activity
- Property management by Highwoods Properties
- Ceiling height 20'

A collage of ten logos for various businesses, arranged in two rows. The logos include: Benchtop Craft Brewing Co. (top left), Continental (top middle), Stella's (top right), La Vera Pizzeria (middle left), McDonald's (middle center), Chipotle Mexican Grill (middle right), VABC (far right), Brever's Cafe (bottom left), Croaker's Spot (bottom middle), Basic City Beer Co. (bottom right), and Legend Brewing Co. (bottom right corner).



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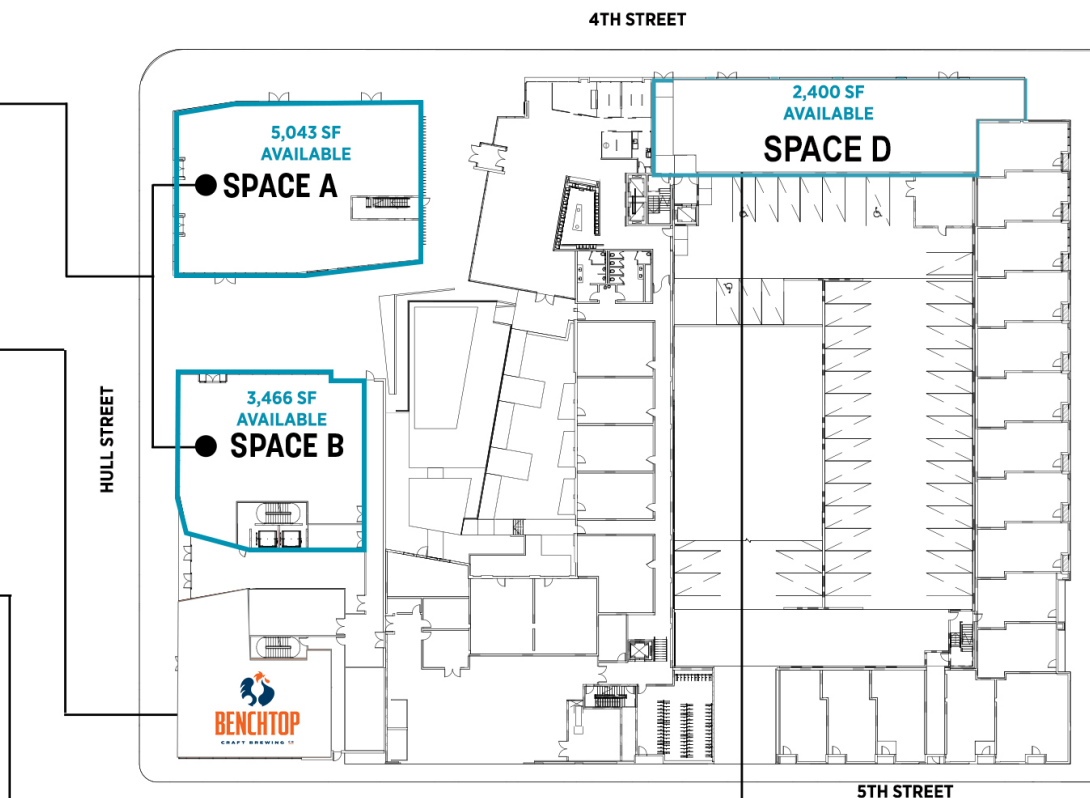
AVAILABLE - SPACE A - 5,043 SF; SPACE B - 3,466 SF



SPACE C - LEASED TO BENCHTOP BREWING



SPACE D - 2,400 SF



Retail Space Available

A 5,043 SF

B 3,466 SF

D 2,400 SF

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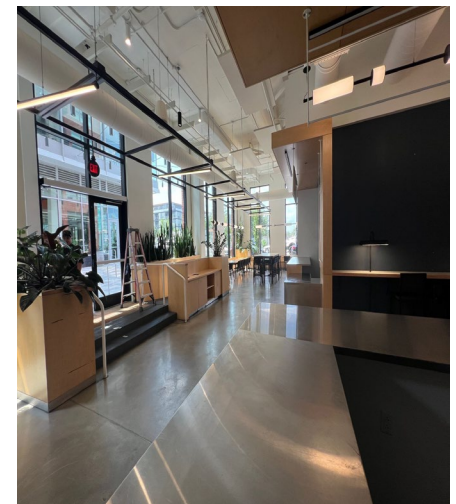
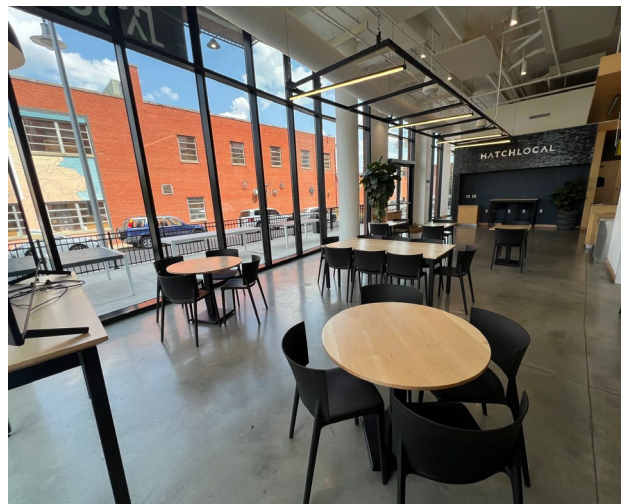
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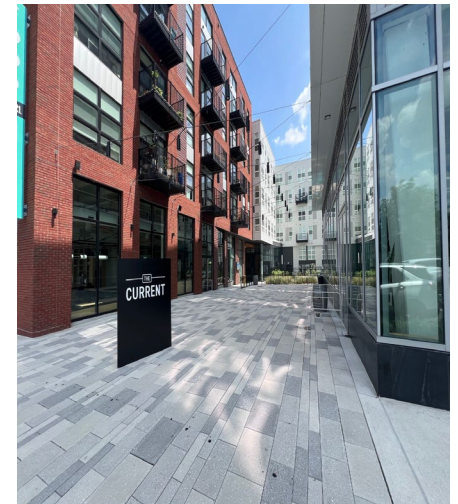


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#	Name	Units	#	Name	Units	#	Name	Units	#	Name	Units
1	2000 Riverside	219	14	Link	187	27	Paper Company	88	40	500 Maury	163 Planned
2	Belle Summit	269	15	Terraces	148	28	Overlook at City View	141	41	812 Hull	116 Planned
3	Stonewall Place	70	16	Sevenwest	12	29	The Element	290	42	New Manchester Flats	337
4	Jamestown Apartments	269	17	Eddy on the James	221	30	Hydro Apartments	226	43	925 E. Fourth	49 Planned
5	The Riviera on Semmes	189	18	Rivers Edge III	344	31	Commons @ Plant Zero	52	44	Swansboro Place	90 Planned
6	1200 Semmes	129	19	Avery Hall	550 Planned	32	The Current	215	45	326 W. 7th	263 Planned
7	Manchester Park	22	20	River's Edge	212	33	Port RVA	102	46	Overlook II	271 Planned
8	Venus	68	21	Trolley Lofts	47	34	South Bank	150	47	310 Hull	250 Under Construction
9	12th & Bainbridge	21	22	Hatcher Tobacco Flats	152	35	Plant 1	134	48	The Commodore	173 Units
10	City View Place	32	23	City View Lofts	219	36	Miller Lofts	197	49	13 E. 3rd	235 Under Construction
11	924 Porter Street	32 Planned	24	City View Row	20	37	600 Decatur	167 Planned	50	104 E. 2nd	42 Under Construction
12	Perry Street	45	25	South Falls Tower II	265	38	The Hudson	225	51	103 E. 2nd	188 Under Construction
13	The Mill at Manchester	69	26	South Falls Tower I	255	39	Hopper Lofts	139	52	301 Maury	70 Planned

DEMOGRAPHICS WITHIN 15 MINUTE DRIVE



314,374
POPULATION



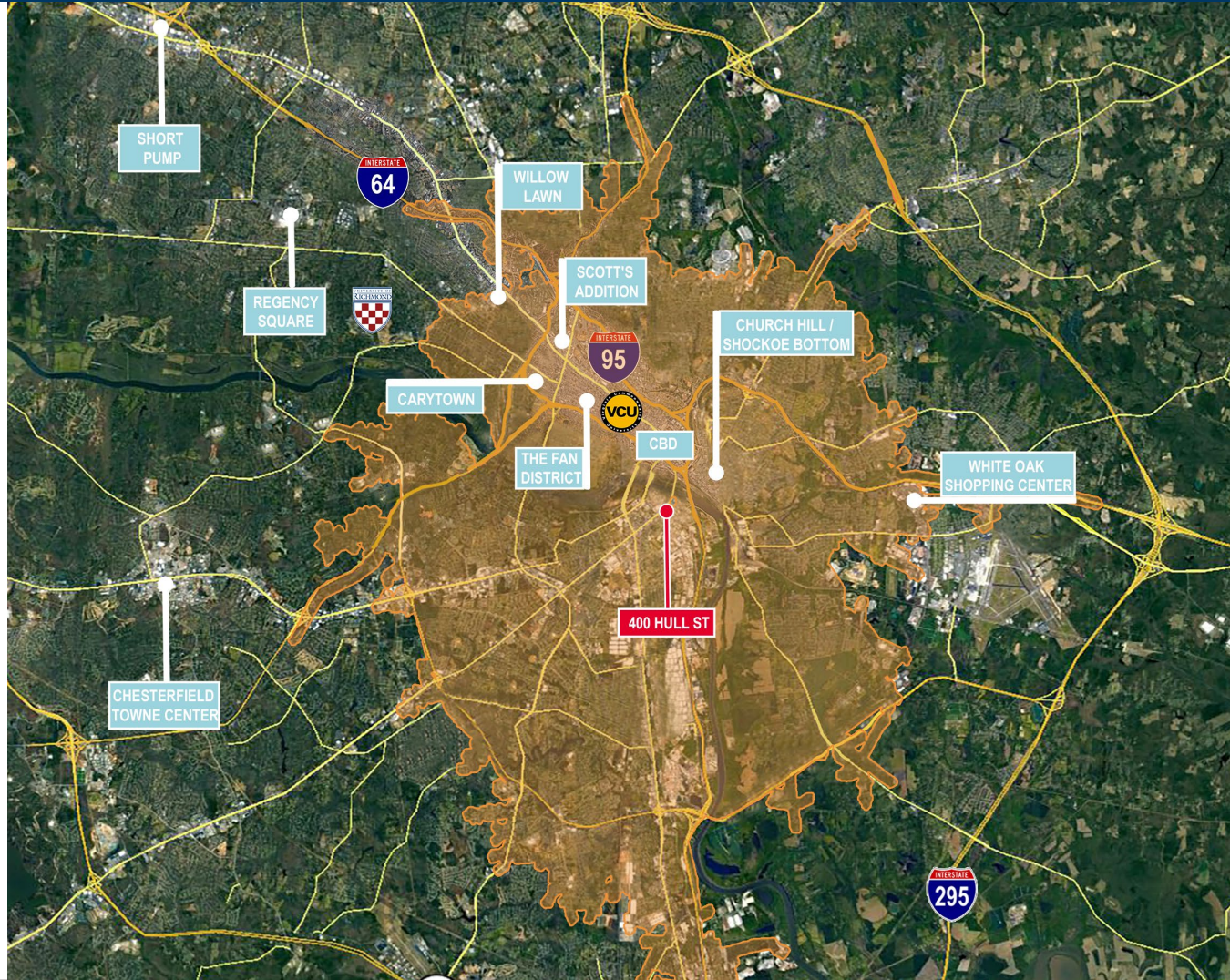
\$91,624
AVG HOUSEHOLD INCOME



381,807
DAYTIME POPULATION



140,174
TOTAL HOUSEHOLDS



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