

FOR LEASE



5013 & 5033 FOREST HILL AVE

**Lease Rate:
Negotiable**

PROPERTY OVERVIEW

Retail lease opportunity! This property has been off the market for over 23 years and your chance to capitalize on the location. It's a wide-open floorplan boasting 6,518 SF with an adjoining wall and can be subdivided. Make use of the extensive canopy signage which is "grandfathered" in and make this your new retail destination.

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Households:	342	1,265	5,434
Population:	773	2,893	11,792
Avg HH Income:	\$120,980	\$121,067	\$83,941

PROPERTY HIGHLIGHTS

- Spacious 6,518 SF wide-open floorplan, potential for subdivision
- Stella's Grocery, Blanchard's Coffee, and The Veil Brewing are all within walking distance
- Prime location for establishing a new retail destination
- Two major neighborhoods within walking distance
- Jahnke Rd: 34,000 VPD
- 6 Parking spaces

AVAILABLE SPACES

Available

6,518 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:

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RICHMOND, VA 23225

LOCAL AREA



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