

# RETAIL SPACE FOR LEASE

1521 FRONT ST

Richlands, VA 24641



## PROPERTY DESCRIPTION

Take advantage of this exceptional retail opportunity in the heart of Richlands! Located on bustling Front Street—Richlands' busiest thoroughfare—this versatile commercial space offers 2,200 square feet on the ground level. Currently home to a successful consignment store, the layout is flexible and ready to accommodate a wide range of retail or service-based businesses or office use. With high visibility and steady foot and vehicle traffic, this location offers incredible potential for growth and customer engagement. Don't miss your chance to establish your business in one of the most sought-after spots in town!

## OFFERING SUMMARY

Lease Rate:	\$4.40 SF/yr (MG)
Available SF:	2,200 SF
Building Size:	15,075 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	160	554	1,501
Total Population	346	1,179	3,251
Average HH Income	\$78,411	\$67,544	\$62,226

## HIGHLIGHTS

- RETAIL, SERVICE OR OFFICE.
- BUSIEST STREET IN RICHLANDS

**David Burks**  
(804) 366-2754



**COLDWELL BANKER  
COMMERCIAL**  
BROOKS REAL ESTATE

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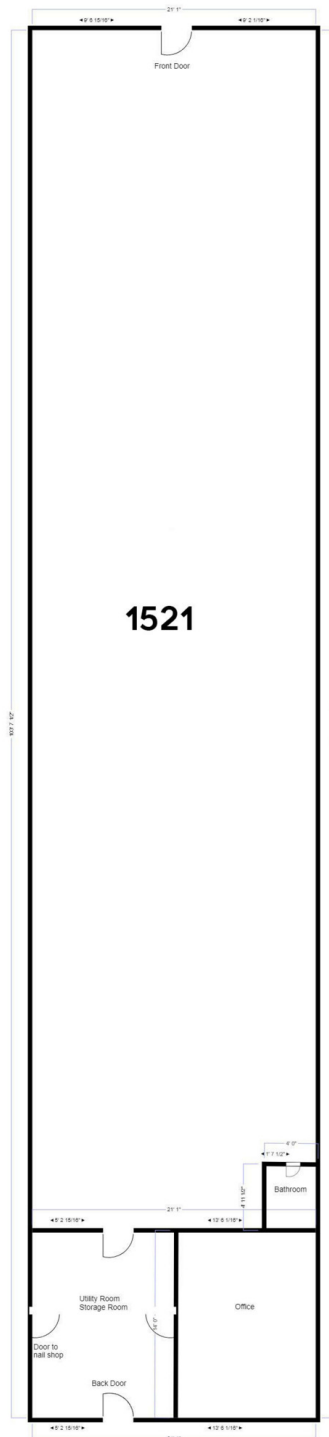


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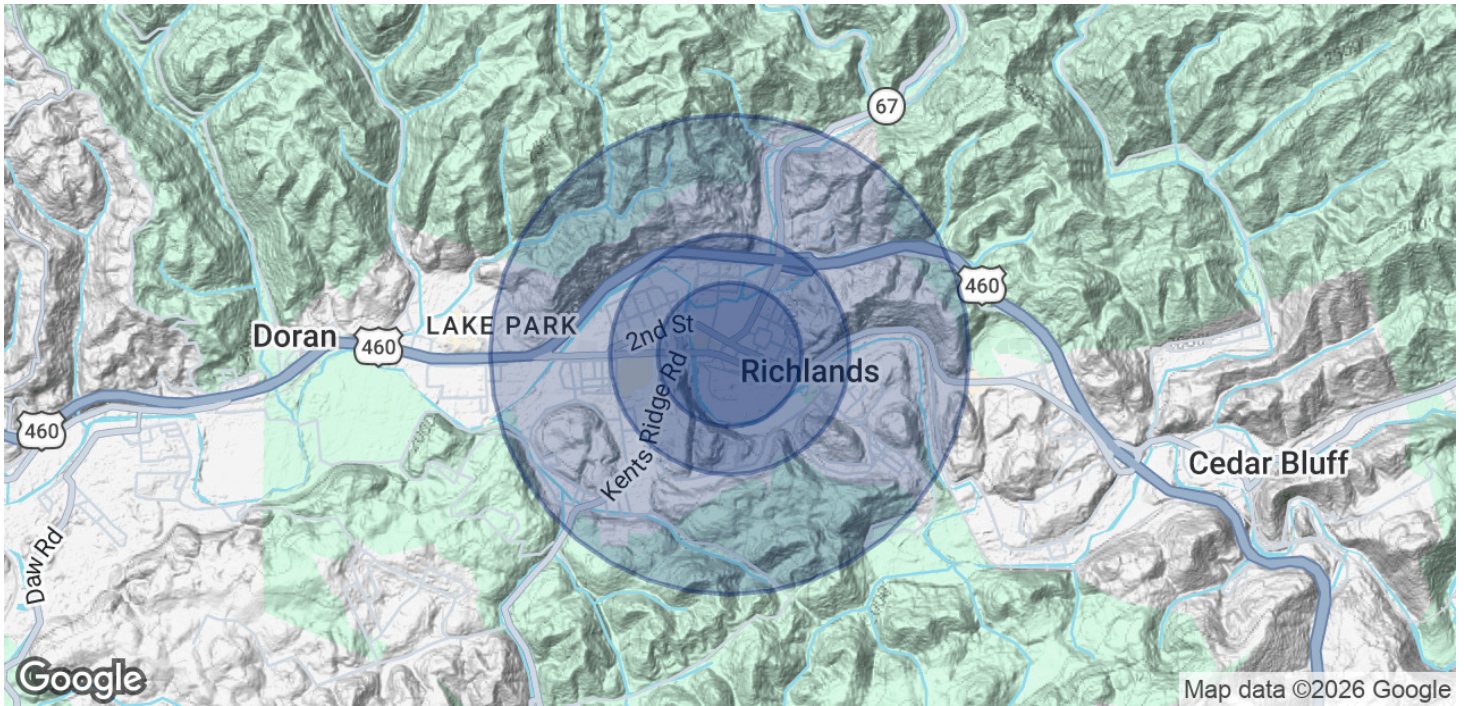
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	346	1,179	3,251
Average Age	43	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	160	554	1,501
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$78,411	\$67,544	\$62,226
Average House Value	\$161,869	\$141,112	\$135,950

Demographics data derived from AlphaMap

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