

# Corner Retail Suite in Butterworth Lofts

## Excellent Visibility on Broadway

EXCLUSIVE LISTING


# FOR LEASE



20  08  
**ONE SOUTH**  
COMMERCIAL

## 245 EAST BROADWAY SUITE 1

HOPEWELL, VA 23860

 **\$13.50 NNN**

### PROPERTY HIGHLIGHTS

- ✓ NEW OWNERSHIP
- ✓ GREAT CORNER LOCATION
- ✓ FORMER SALON
- ✓ ABUNDANT PLUMBING

CHRIS CORRADA | 804.833.7909  
chris.corrada@onesouthcommercial.com

ANN SCHWEITZER RILEY | 804.723.0446  
ann.schweitzer@onesouthcommercial.com



This former salon space is ready for its new occupant. The space sits on the corner across from the new City Point Ice Cream and Burgers restaurant. It would be almost turnkey for a salon or spa but also ideal for any type of retail or personal service business. Broadway offers a revitalized streetscape with clean sidewalks, landscaping and streetlights.

Downtown Hopewell offers affordable storefronts, visibility, and support for people looking to start or grow a business. With access to local resources, guidance from the Hopewell Downtown Partnership, and a mix of longtime and new businesses, it's a place where businesses can take root.

**QUICK FACTS**

**ADDRESS** | 245 E Broadway,  
Suite 1  
Hopewell, VA 23860

**PID** | 080-0800

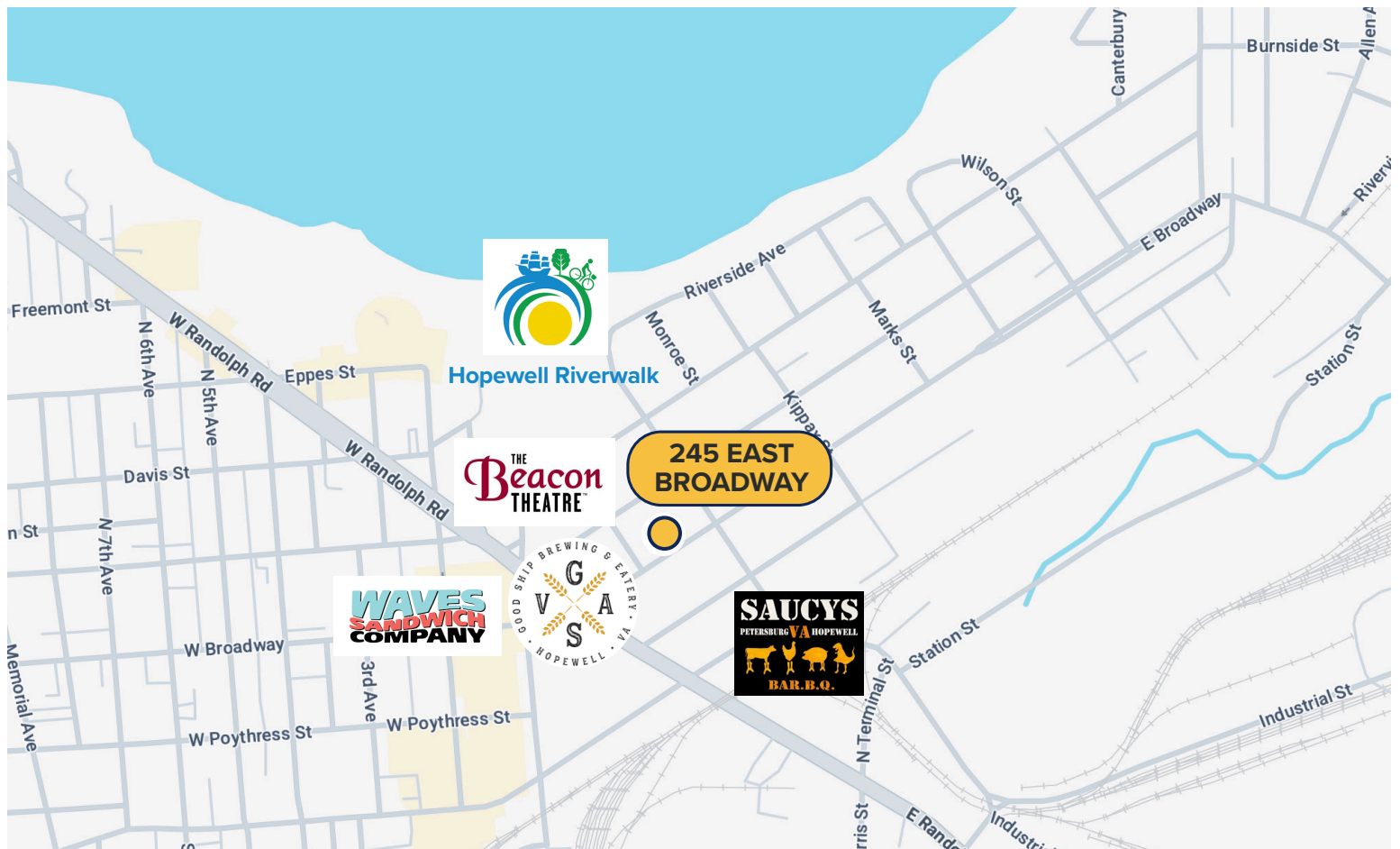
**ZONING** | B-1

**GLA** | 1,299 SF

**YEAR BUILT** | 1919

**PRICE** | \$13.50 NNN





## HOPEWELL

Hopewell is an independent, historic, riverfront city adjacent to Prince George and Charles City counties, as well as the Fort Lee Military Installation. Hopewell is centrally located, only 21 miles south of Richmond and approximately 130 miles south of Washington, D.C. It was established in 1613 by Sir Thomas Dale and incorporated in 1615. Hopewell is the second oldest continuously occupied settlement in the United States (Jamestown is the first).

Hopewell is currently in the middle of another renaissance and is reinventing itself and enjoying economic growth and prosperity. There are new businesses, new restaurants, and new and exciting projects. The Beacon Theatre has been revamped, and has had some amazing artists. Hopewell is home to many events, the Hopewell Recreation and Parks' Hoppin' Happenings, Fireworks on the Appomattox, City Point Run Series, Harvest Fest, Light Up the Night as well as civic group events such as the Optimist Club Shrimp Feast, the Rotary Roast, Lunch and Lecture series, the Holiday Boat Parade, and so much more!



**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

## MEET YOUR AGENTS



**CHRIS CORRADA** | 804.833.7909  
chris.corrada@onesouthcommercial.com



**ANN SCHWEITZER RILEY** | 804.723.0446  
ann.schweitzer@onesouthcommercial.com

