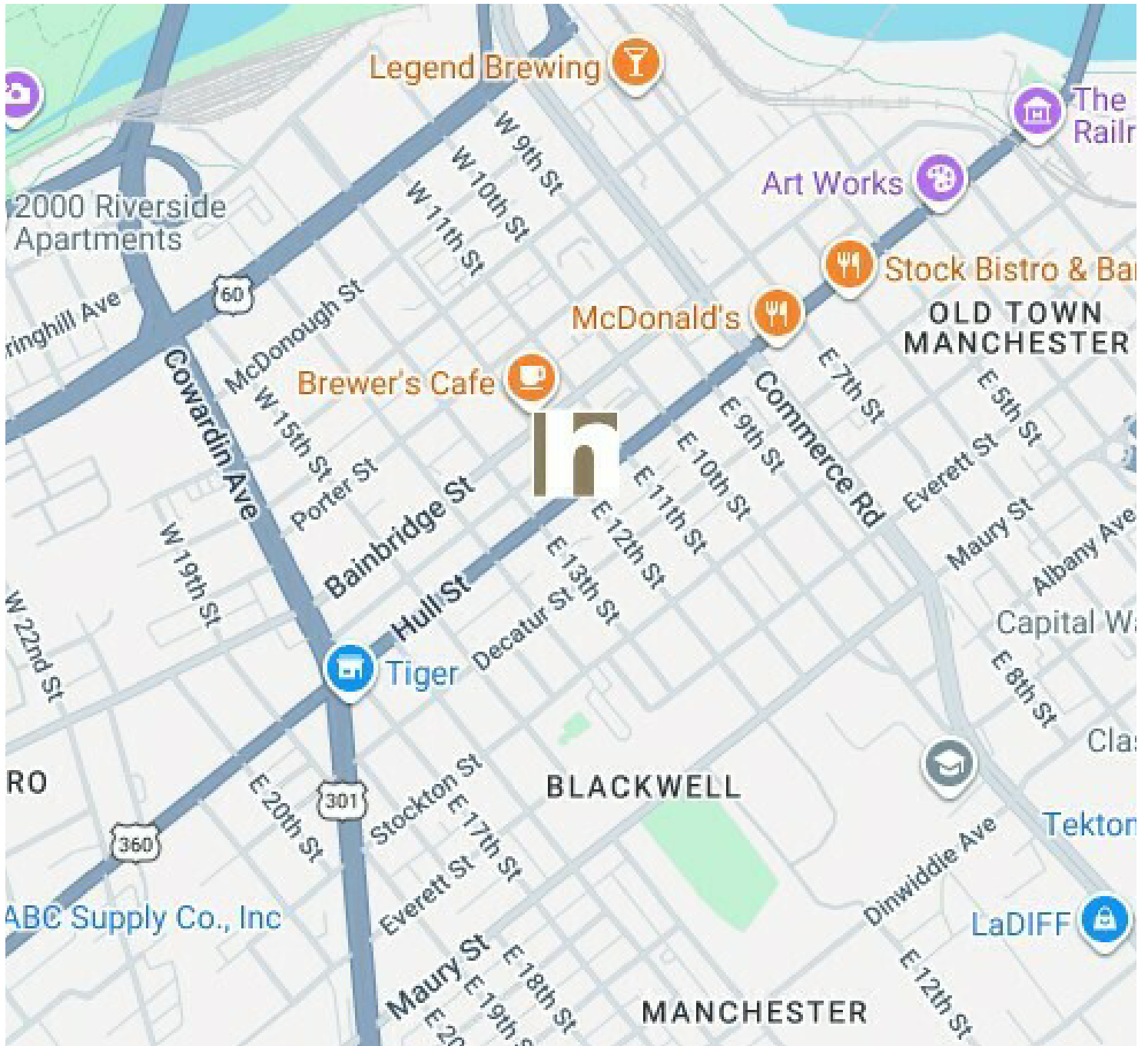


Retail
Property
For Lease

1208 Hull Street

1208 HULL ST, RICHMOND, VA 23224



Susan Haas, MURP Principal Broker

O: 804.708.9750

C: 804.349.5788

susan@haasrealtygroup.com

VA #0225083094

1589 Hockett Road, Manakin-Sabot, VA 23103 • 804.878.5263 • haasrealtygroup.com

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For
Lease

Manchester 1,875sf Retail/Office Suite

1208 HULL ST, RICHMOND, VA 23224

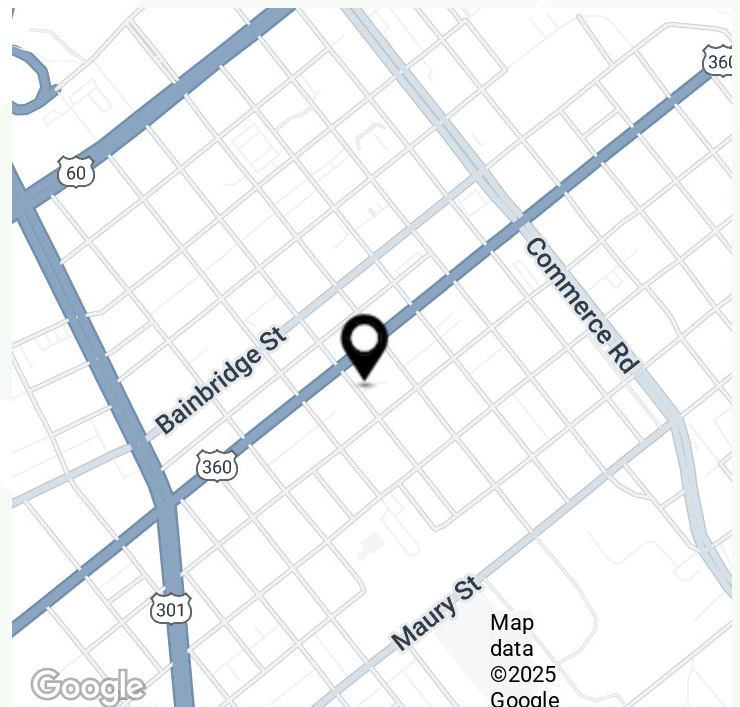


Property Description

Hull St Retail/Office Location. Renovated 1st floor Suite, 1875sf has access from the front to the rear. Enter at the Hull St retail and/or reception area and 6 small to medium rooms, kitchen and 2 half bathrooms. Measurements area: retail/reception area 19x16, 2 rooms w/door: 13x15 and 14x9, kitchen 12x6, hallway w/3 rooms: 10x14, 10x6.5, 10x6.5, 2 half baths, rear exit to parking in rear. This location has exposure, with approximately 18,000 vehicles passing per day. Rent is \$12/sf/yr: \$1875 plus NNN: \$213/mon -> \$2088/mon

Property Highlights

- Prime street-level location
- High foot traffic
- Spacious storefront
- Updated HVAC system



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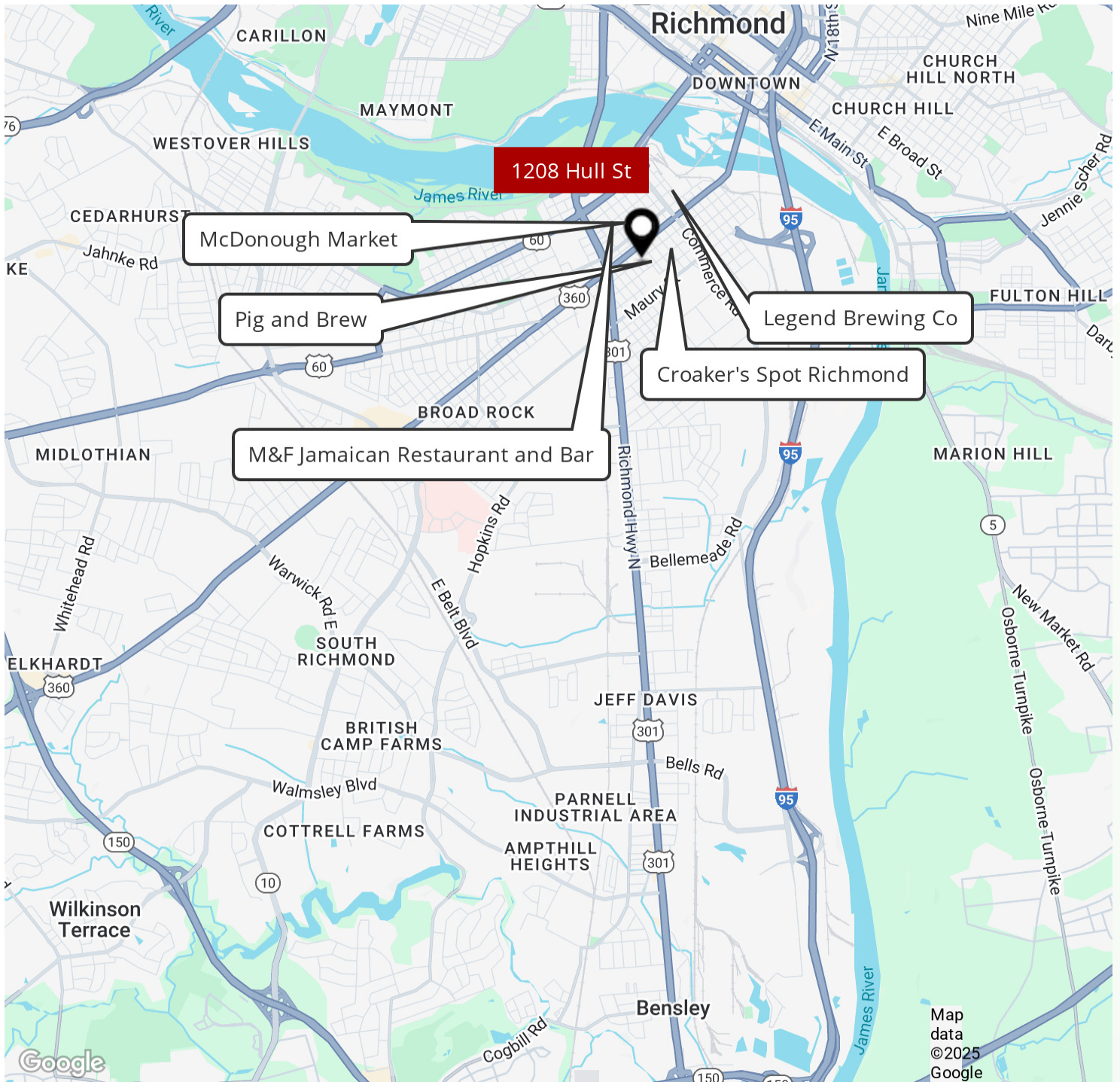
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Location Description

Located in the heart of the historic Manchester district, with a dynamic blend of residential and commercial uses. Work steps away from fantastic dining options, trendy boutiques, and local artisans in a diverse and bustling location, located within minutes of Richmond's Downtown Business District. Enjoy close proximity to popular community attractions such as the Mayo Island Park, Virginia War Memorial, Belle Isle, and the Richmond Riverfront. With its unique blend of history, art, and culture and with its fast growing population, 1208 Hull Street provides an ideal setting for an office tenant seeking to become part of this one-of-a-kind community.

Exterior Description

Downtown Manchester Retail/Office in a pedestrian-oriented location with visibility and approximately 18,000 vehicles passing per day.

Interior Description

1st floor and has access from the front to the rear. Enter at the Hull St retail and/or reception area and 6 small to medium rooms with bathrooms and sinks. The floorplan includes a reception/retail 19x16, 2 rooms w/door: 13x15 and 14x9, kitchen 12x6, hallway w/3 rooms: 10x14, 10x6.5, 10x6.5, 2 half baths (not ADA), efficiency apt w/lr: 10x12, kitchen 9x12, dining room 14x9, rear exit to parking in rear.



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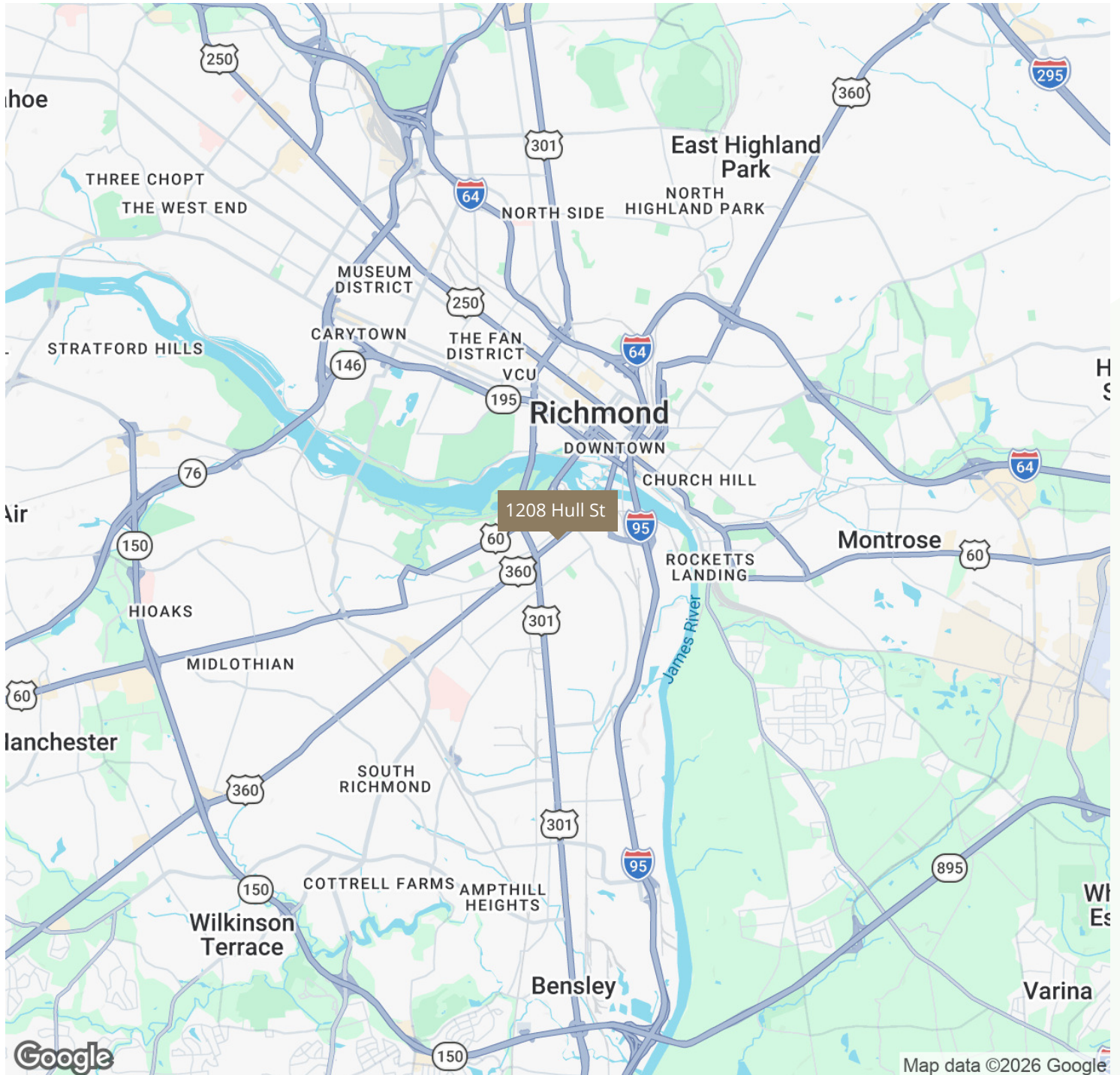
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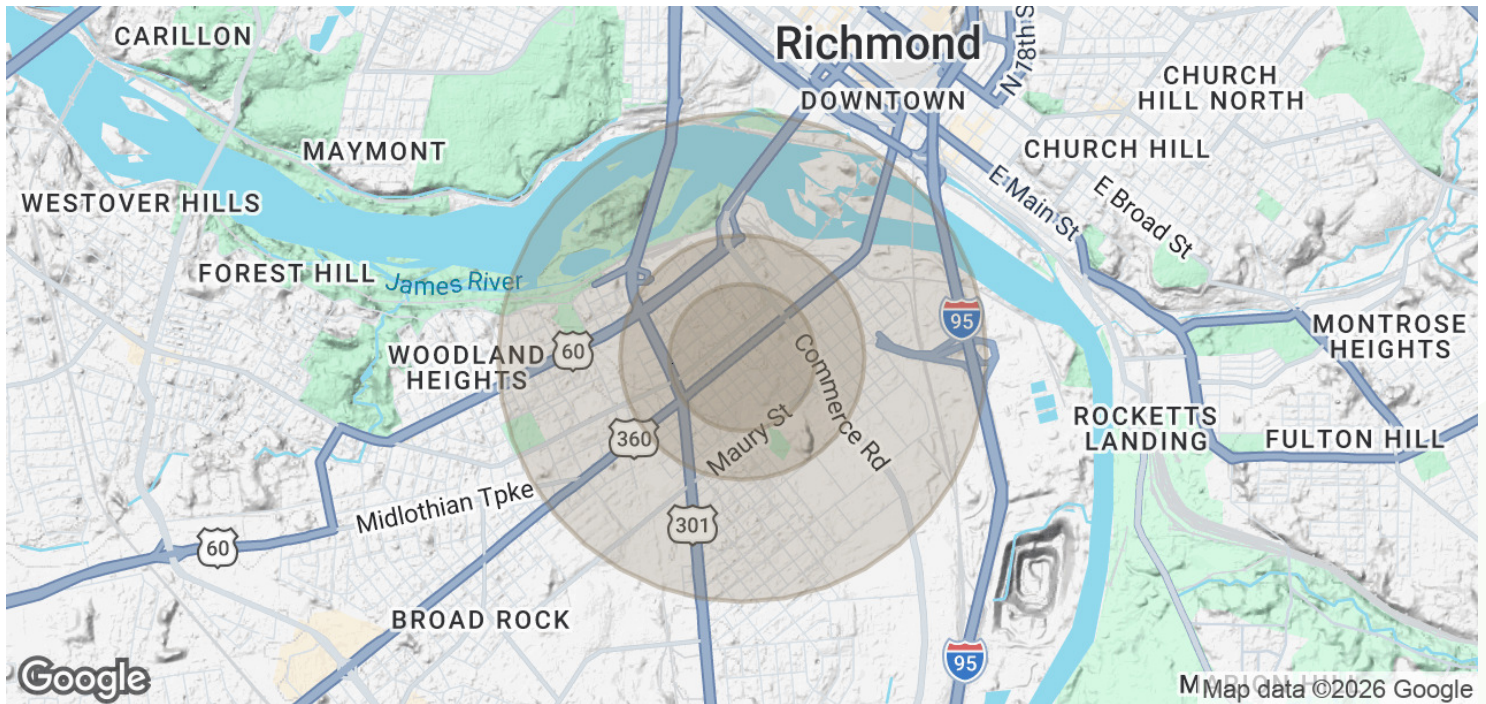
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,813	6,452	11,636
Average Age	36	34	36
Average Age (Male)	35	34	36
Average Age (Female)	36	34	36

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	925	3,739	6,272
# of Persons per HH	2	1.7	1.9
Average HH Income	\$62,084	\$66,656	\$68,658
Average House Value	\$508,300	\$455,236	\$401,655

Demographics data derived from AlphaMap



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