

1ST FLOOR OFFICE BUILDING FOR LEASE



1st Floor Office For Lease - The Chesterfield Apartments

RICHMOND, VA



KW COMMERCIAL VIRGINIA REGION
804.858.9000

PRESENTED BY:

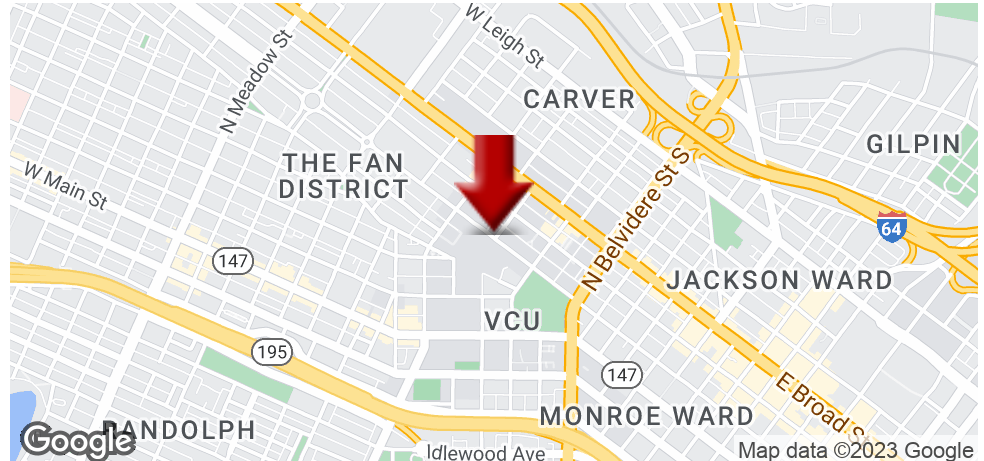
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1ST FLOOR OFFICE LEASE @ THE CHESTERFIELD APARTMENTS

900 W. Franklin St., Richmond, VA 23284



OFFERING SUMMARY

AVAILABLE SF:	
PRICE:	\$17-\$19/NNN
LOT SIZE:	0.281 AC
ZONING:	R-73
TRAFFIC COUNT:	7,700 (W. Franklin St.)
BUILDING SIZE:	65,227

PROPERTY HIGHLIGHTS

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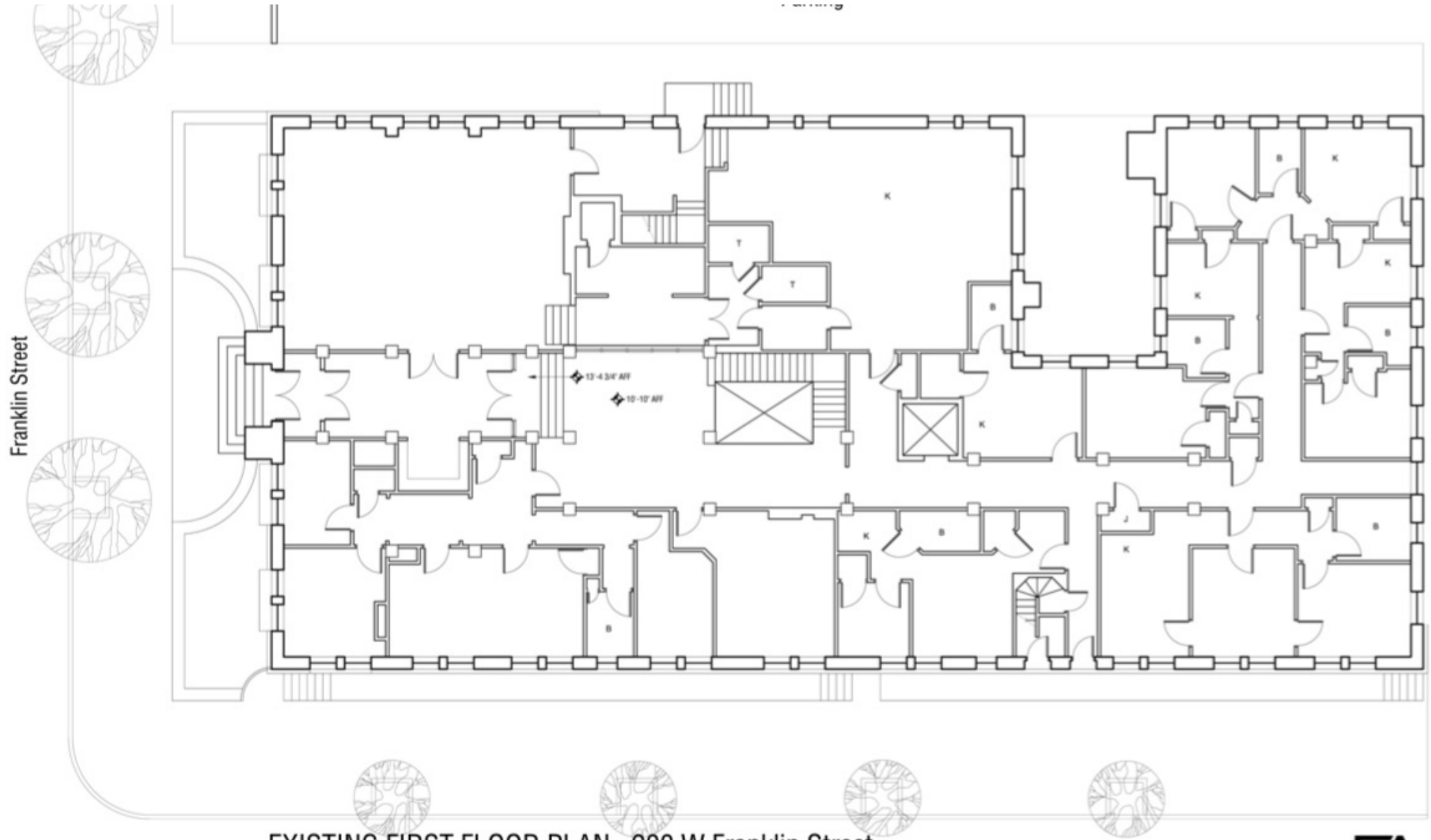
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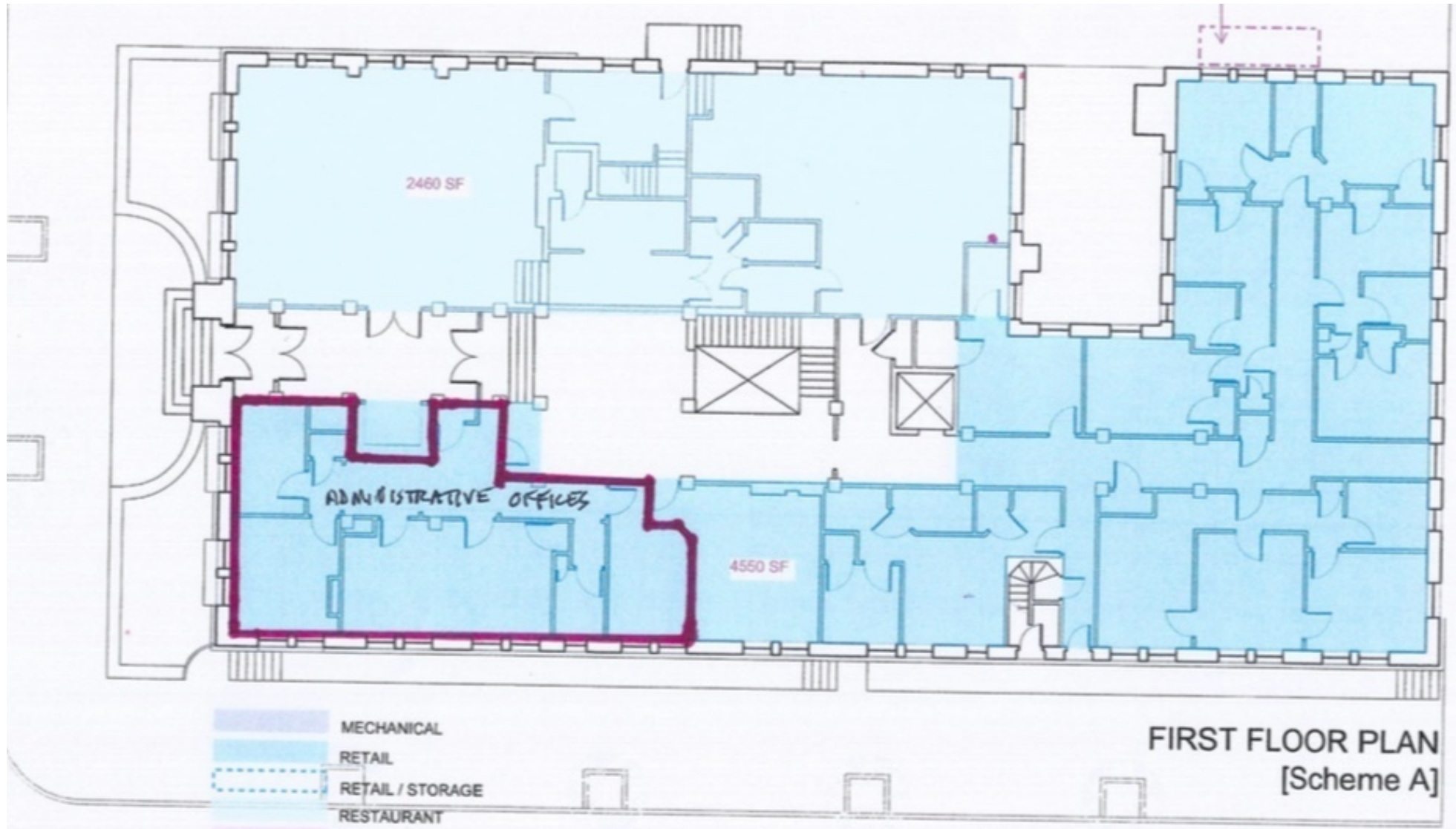
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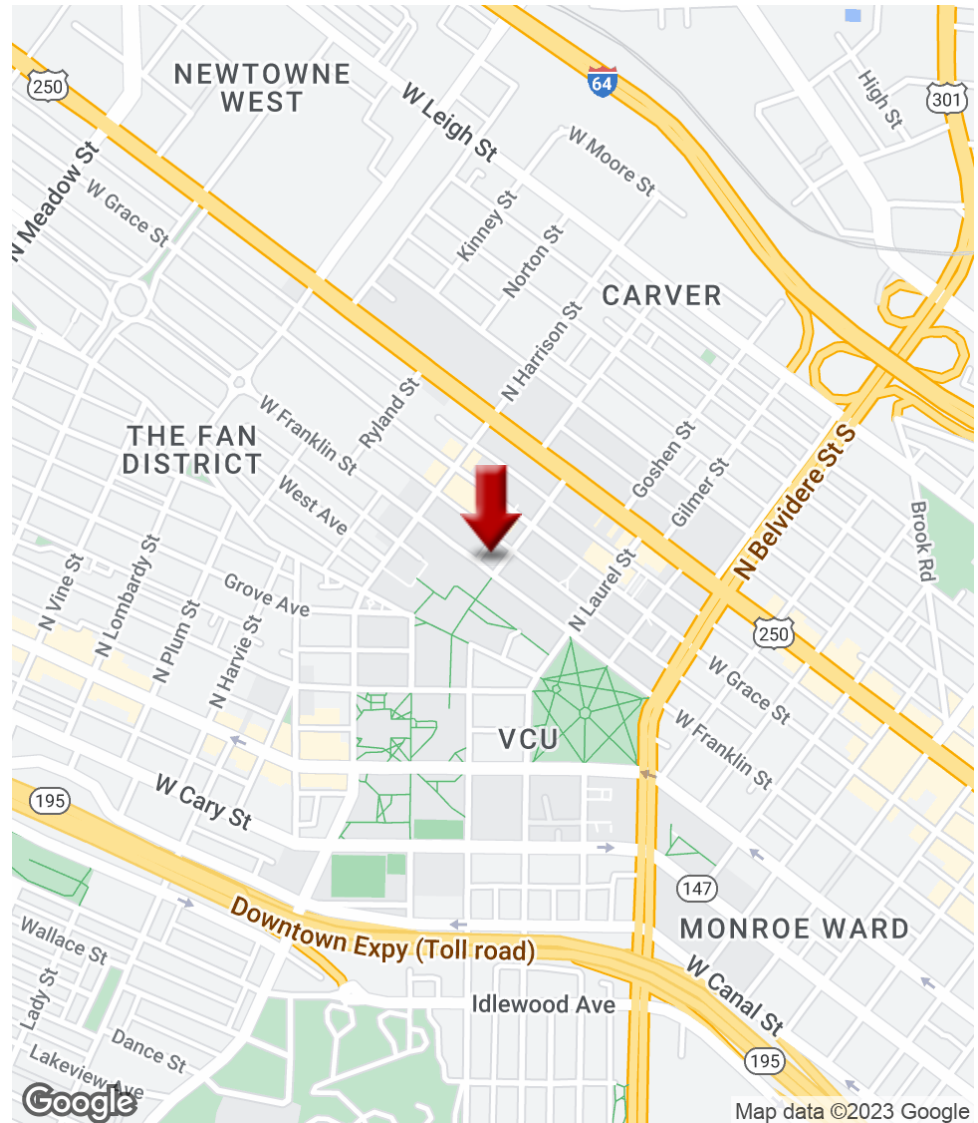
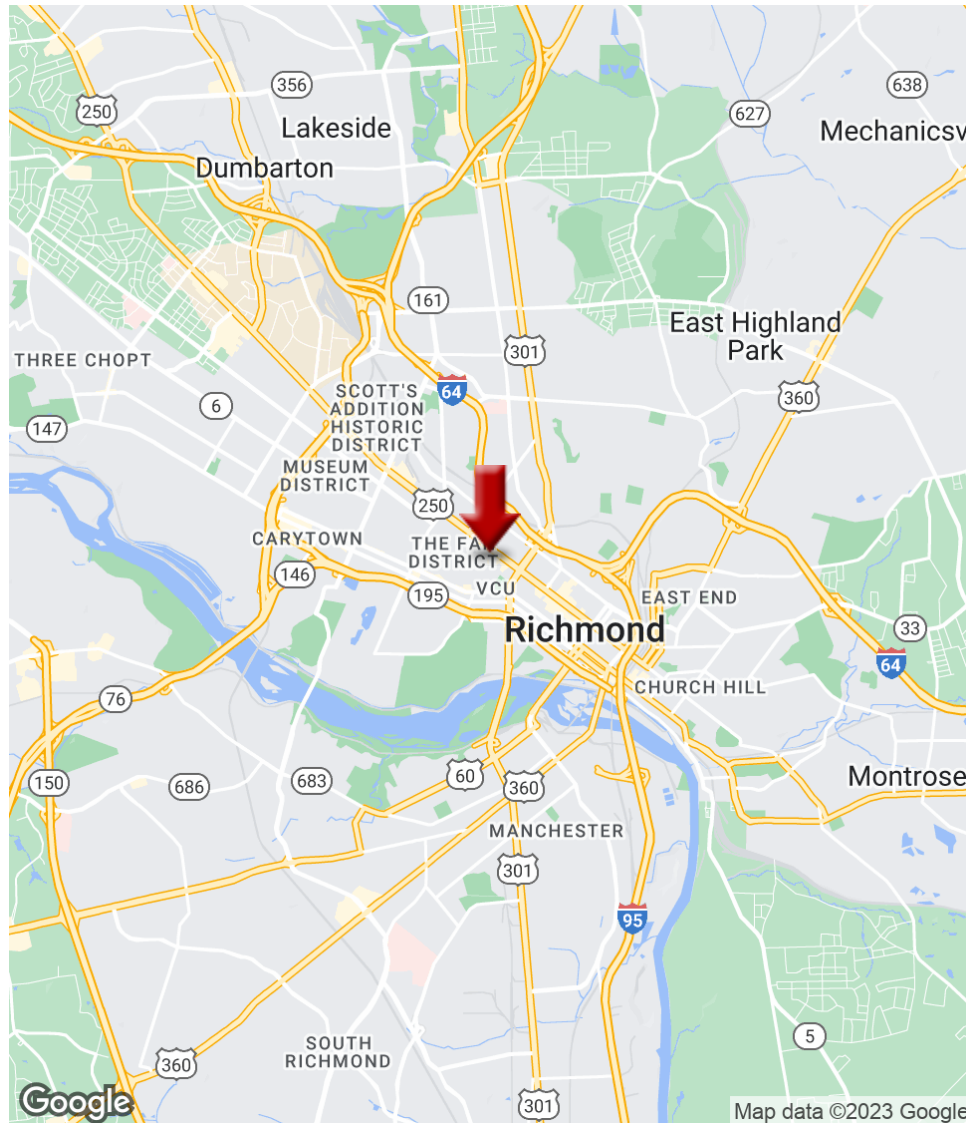
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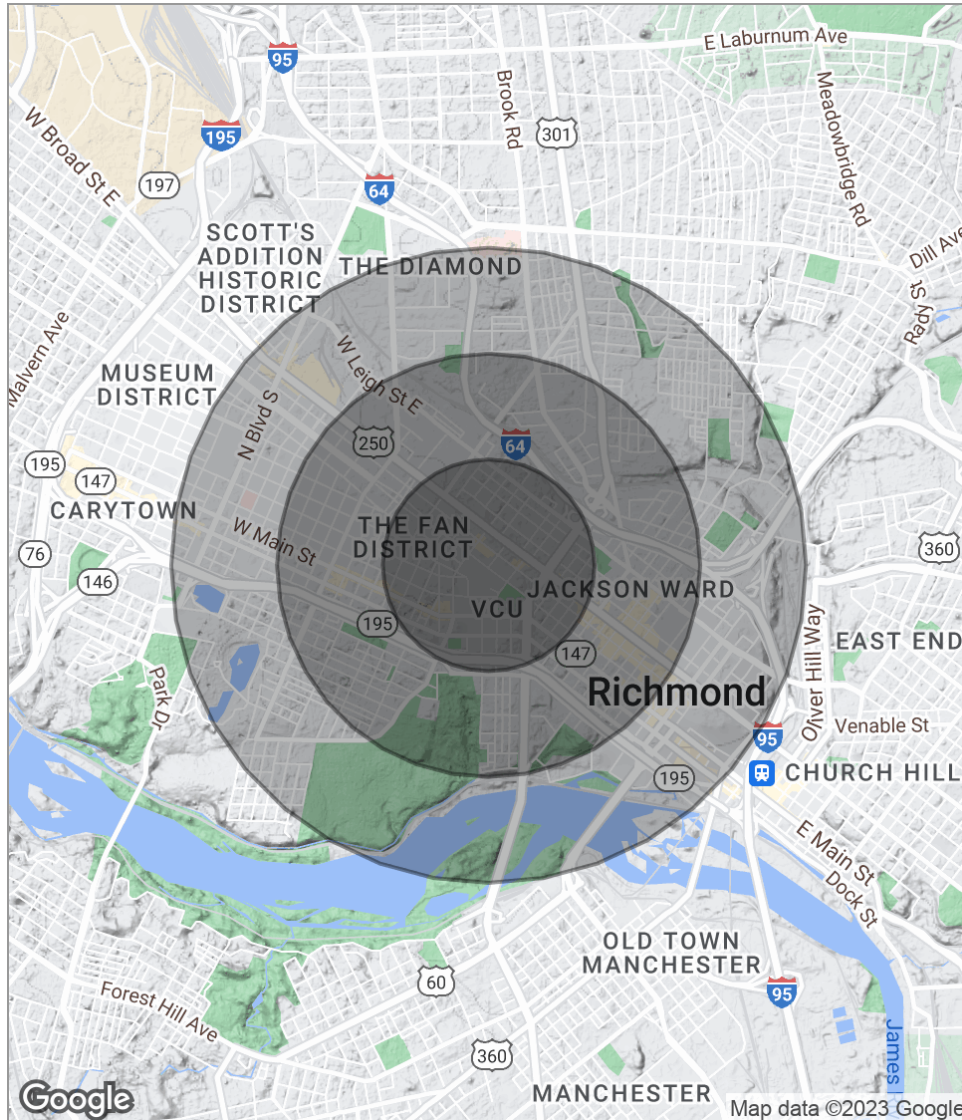
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	8,624	21,928	41,393
Median Age	21.5	24.2	25.9
Median Age (Male)	22.7	24.5	25.4
Median Age (Female)	20.9	24.8	27.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,424	8,377	17,024
# Of Persons Per HH	3.6	2.6	2.4
Average HH Income	\$57,825	\$56,749	\$54,406
Average House Value	\$175,052	\$334,021	\$333,373

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Richard Bryan serves as a Senior Advisor for KW Commercial, focusing on commercial real estate dispositions throughout the Commonwealth of Virginia. Mr. Bryan has worked extensively with owners, investors and buyers to sell and to acquire a variety of different assets, including commercial land and development sites, multi-family, retail and mixed-use properties, as well as office and industrial buildings.

Prior to joining KW Commercial, Mr. Bryan served as Director of Real Estate Operations and as an Advisor for SVN | Motleys, as an Associate at Marcus & Millichap in Richmond, VA, as well as a Real Estate Analyst for AvalonBay Communities in Arlington, VA. He also previously worked as a Research Associate at CoStar Group in Washington, DC.

Hamilton College, B.A., 2008

Virginia Polytechnic Institute and State University, M.B.A., 2016



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RICHMOND, VA

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