



**For Sale | Retail Redevelopment Opportunity**

# Churchill Commercial

*1201 N 25th Street, Richmond, VA 23223*



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# Property Information

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Retail Opportunity in North Historic Church Hill 25th St Commercial Corridor .2 Acres and a 3319sf iconic 1-story free-standing building with a solid foundation and support beams, on a concrete slab with large windows on all sides, two overhead doors with steel roof trusses, large rear yard, tin ceiling in carport, sidewalks and rear alley access. This location has an open, friendly feel for pedestrian-oriented development or redevelopment for restaurant/cafe, retail, service, 1mile to MCV/VCU and I-64. and Downtown Richmond. Bring your plans. The

**3,319**

Square Feet

**0.25**

Acres

**1924**

Year Built



# Walkable Location



## PROPERTY HIGHLIGHTS

- Opportunity Zone
- Zoned B2
- Corner Commercial Lot on 25th St in Church Hill
- 3319sf Building
- 1 mile to MCV & Downtown Richmond
- Pedestrian-Friendly Location with Mass Transit at 25th St Market, J. Sargeant Reynolds Culinary Institute and more!
- Minutes to Bon Secours Hospital and I-64 access

## Offering Summary

Sale Price:	\$850,000
Lot Size:	0.20 Acres
Building Size:	3,319 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	7,357	38,261	86,750
Total Population	17,989	99,494	214,020
Average HH Income	\$41,161	\$42,269	\$49,520





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