

FOR SALE > URBAN RETAIL

SIX POINTS

3002-3004 MEADOWBRIDGE ROAD

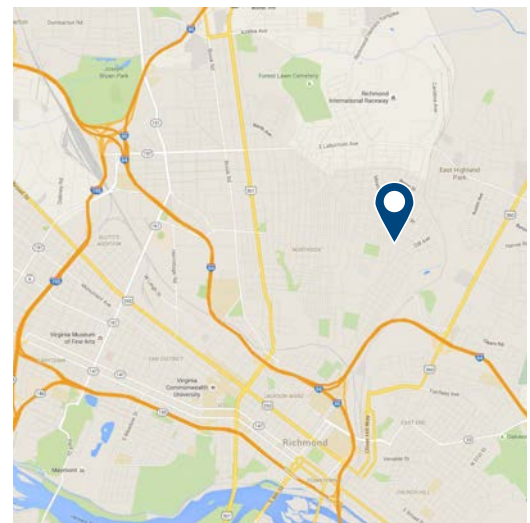
RICHMOND, VA 23222 | CITY OF RICHMOND



Property Features

- Historic one-story 3,400 SF retail storefront building situated on 0.17 acres
- Built in 1920
- Zoned B-3, UB-PE8
- Enterprise Zone and CARE incentives available
- 103' frontage on Meadowbridge Road
- Located at Six Points in Highland Park, just one block north of Brookland Park Boulevard & 1 ½ miles to Chamberlayne Avenue with access to additional retailer/restaurants
- 6PIC Innovation Center is now open <http://www.storefrontrichmond.org/6pic/>
- Sale price: ~~\$205,000~~ **REDUCED \$195,000**

DEMOGRAPHIC FACTS	1 mile	3 mile	5 mile
POPULATION	12,468	107,522	212,849
DAYTIME POPULATION	3,416	131,897	196,231
MEDIAN HH INCOME	\$35,452	\$41,066	\$48,178
TRAFFIC COUNTS	BROOKLAND PARK BOULEVARD 8,500 VPD MEADOWBRIDGE ROAD 5,300 VPD		



AGENT: SARA MARIE WILLIAMSON
804 591 2425
RICHMOND, VA
sara.williamson@colliers.com

AGENT: BILL MATTOX, SIOR
804 591 2428
RICHMOND, VA
bill.mattox@colliers.com

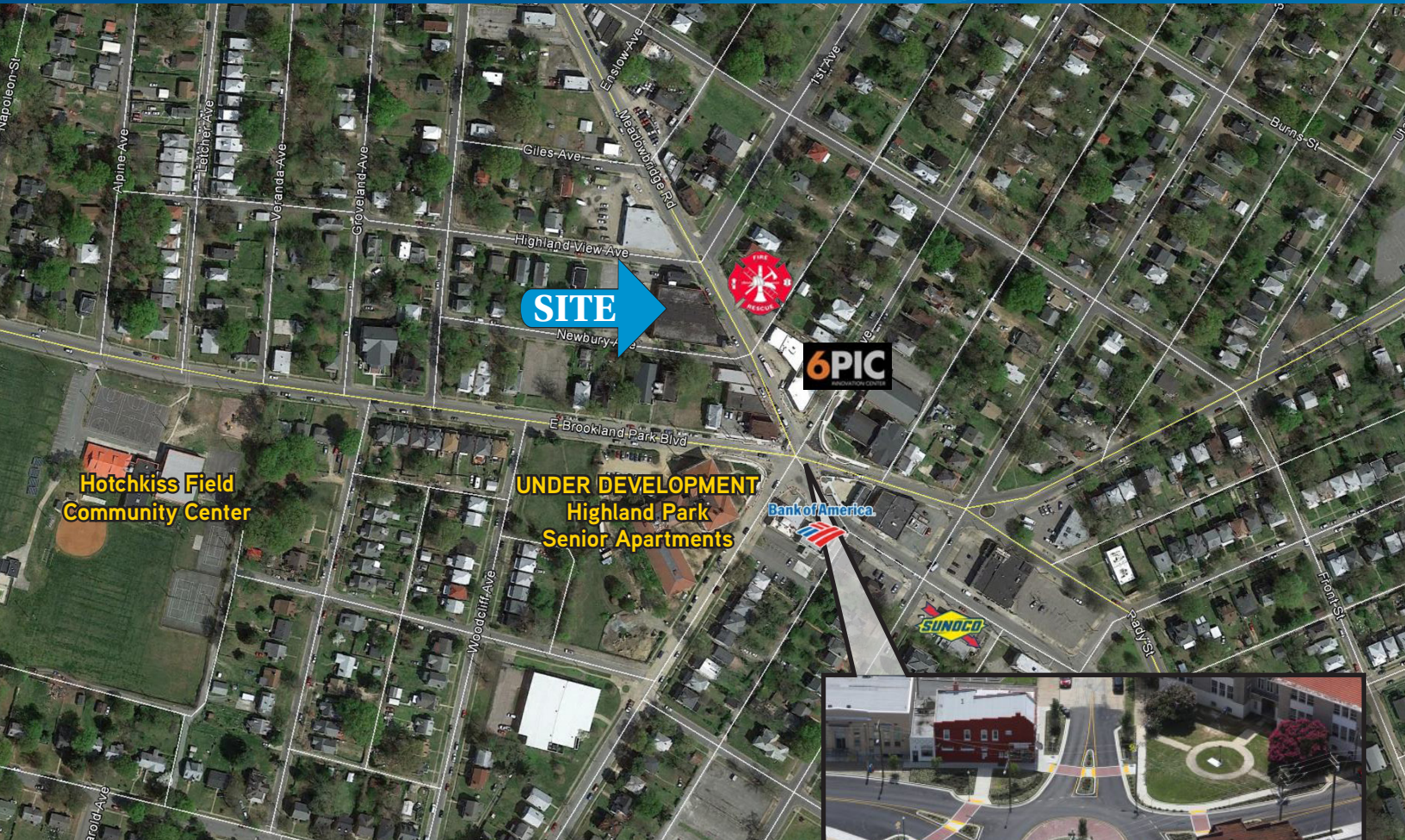
COLLIERS INTERNATIONAL
7200 Glen Forest Drive, Suite 200
Richmond, VA 23226
www.colliers.com/richmond

FOR SALE > URBAN RETAIL

SIX POINTS

3002-3004 MEADOWBRIDGE ROAD

RICHMOND, VA 23222 | CITY OF RICHMOND



SIX POINTS INNOVATION CENTER (FALL 2016)

As a runner-up in the Robins Foundation Community Innovation Grant, Storefront for Community Design received funding to open the *Six Points Innovation Center (6PIC)* in Highlands Park in partnership with four nonprofits. This will serve as a resource and engagement outlet for the neighborhood's high school youth. It will also provide space for the full-time presence of Storefront for Community Design as they continue to work towards a better quality of life for the residents of Richmond.

www.storefrontrichmond.org

The information contained herein was obtained from sources, believed reliable, however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. File Name: MeadowbridgeRd_3002-3004_Sale rev 10-3-17

