

Colliers

Accelerating success.

For sale

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**Colliers**

2221 Edward Holland Dr  
Suite 600 | Richmond, VA  
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## 5 E Franklin St, Richmond, VA

### 8,096 SF Office Building

**Building shall trade vacant.**

This 8,096 SF brick office building has historic charm and functionality for many office tenants. Layout of the three-story building currently serves as attorney offices with conference room, large private offices with bay windows, breakroom, and open work areas. The property is zoned as R-3 and that designation serves a wide variety of uses. The finished English basement with separate exterior entrance adds additional income opportunity for any owner/user. Built in 1890, it is located in the historic Monroe Ward neighborhood. This is the heart of VCU and walkable to local retail, public transit, and many other desirable amenities.

5 E Franklin St



5 E Franklin St,  
Richmond, VA

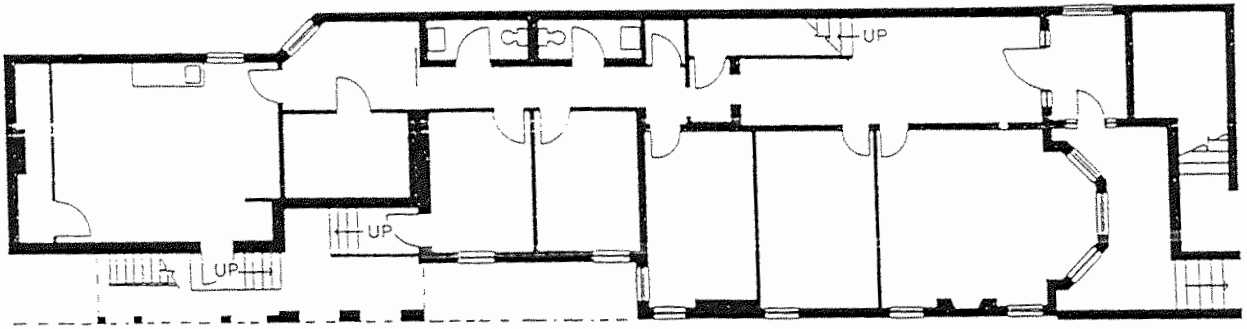
**Building amenities**

- 8,096 SF
- Located on 0.1 acres
- Zoned: R-03
- With a Walk Score® of 95, this building has easy access to numerous dining, lodging, and entertainment options
- Convenient access to I-95, I-64 and Downtown Expressway
- 6 onsite parking spaces
- Built in 1890
- Asking price: \$1,250,000

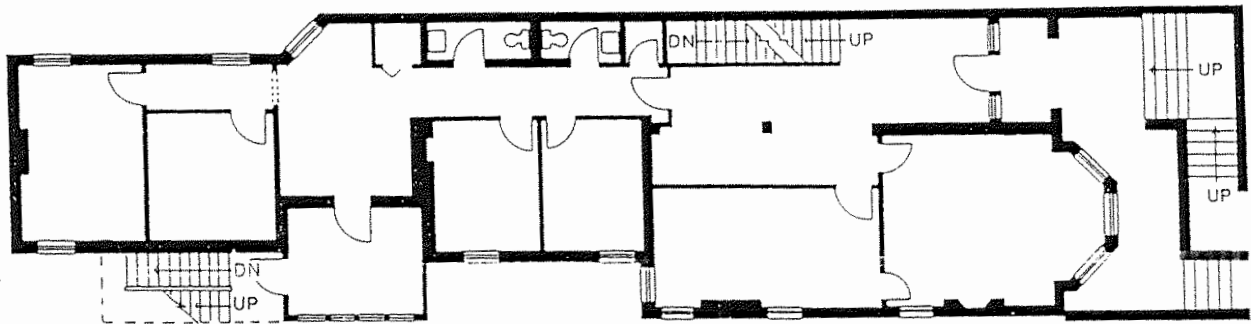


# Floor Plan

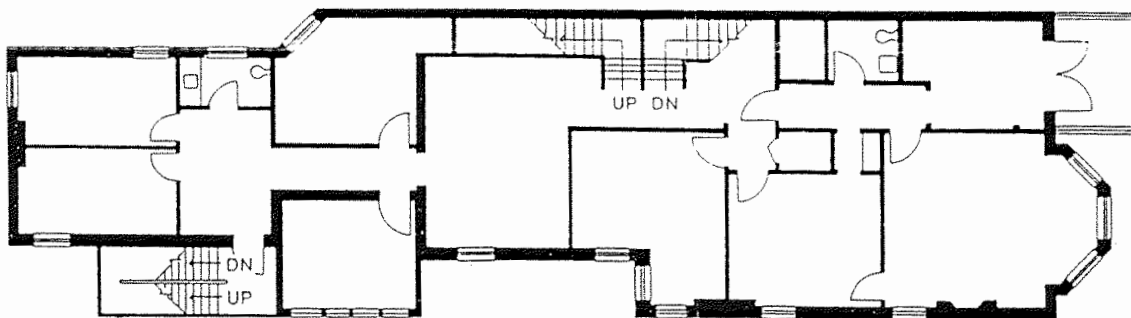
## Basement



## First Floor



## Second Floor



5 E Franklin St



95  
Walk Score



61  
Transit Score



84  
Bike Score

## 5 E Franklin St



Greater Richmond  
Convention Center



The National



Virginia State Capitol



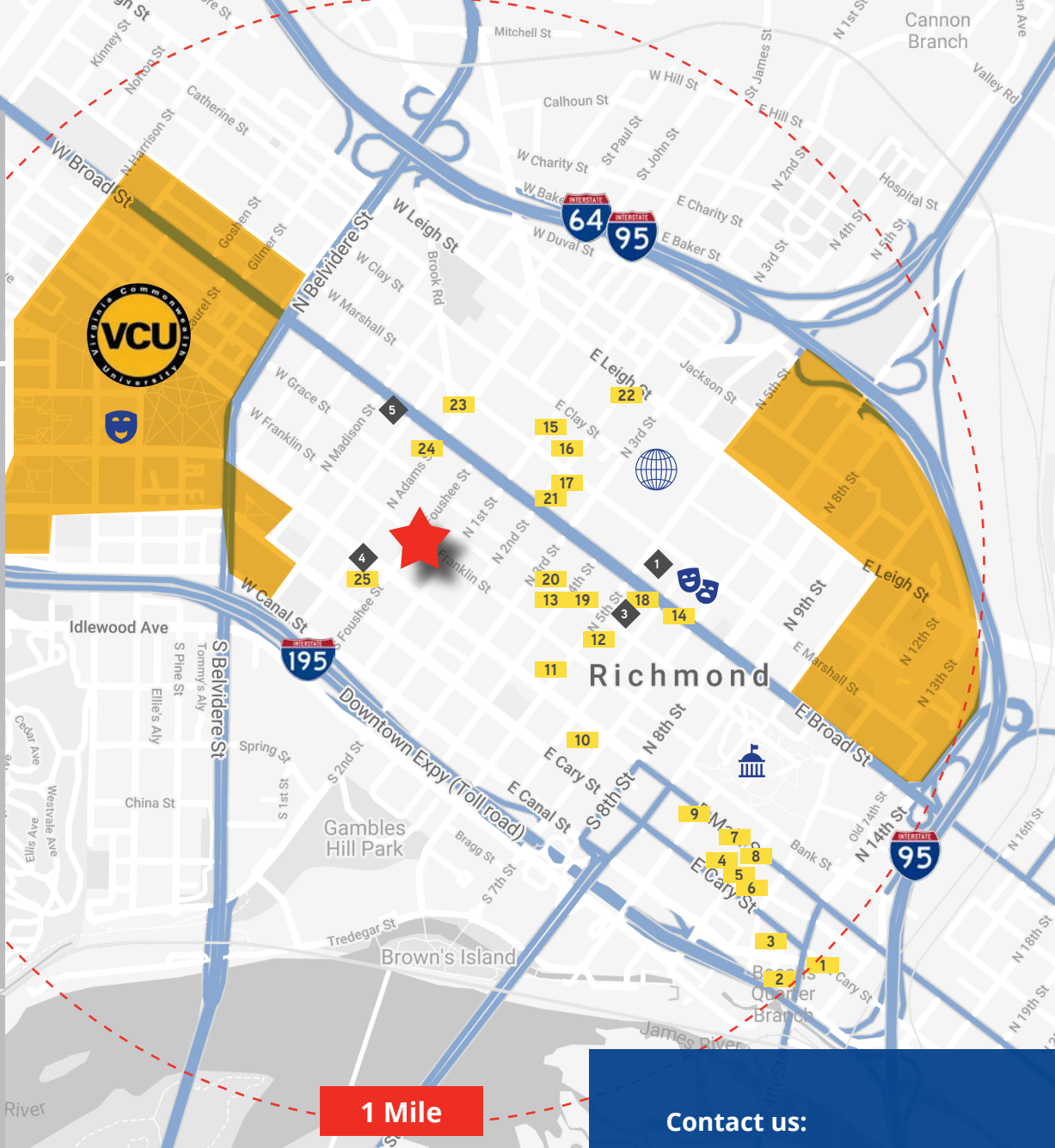
Altria Theater

### RESTAURANTS

- 1 The Hard Shell
- 2 Southern Railway Tapouse
- 3 Sine Irish Pub
- 4 The Cobblestone
- 5 Sam Miller's
- 6 Mijas Cantina
- 7 Citizen
- 8 Soul Taco
- 9 Padow's
- 10 Capital Ale House
- 11 Penny Lane Pub
- 12 Secret Sandwich Society
- 13 Godfrey's
- 14 Vagabond
- 15 Mama J's Kitchen
- 16 Lucy's
- 17 J Kogi
- 18 La Grotta Ristorante
- 19 Wong Gonzalez
- 20 Rappahannock
- 21 Salt & Forge
- 22 Southern Kitchen
- 23 Saison
- 24 Bistro 27
- 25 Lemaire

### HOTELS

- 1 Richmond Marriott
- 2 Homewood Suites by Hilton
- 3 Hilton
- 4 The Jefferson
- 5 Quirk Hotel



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## Demographics



2021  
population

26,166

(1 miles)

139,217

(3 miles)

261,277

(5 miles)



2021 Average  
Household Income

\$58,773

(1 miles)

\$73,662

(3 miles)

\$75,041

(5 miles)

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