

FOR SALE

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



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- Adaptive retail/office reuse or redevelopment opportunity on one of historic Church Hill's most prominent corners
- Highly walkable area in close proximity to shops & restaurants
- Minutes to Richmond's downtown, VCU Medical Center & MCV, Amtrak Main Street Station
- Easy access to I-64 and I-95
- 6 deeded parking spaces convey with the building
- Zoned Urban Business and in Richmond's 300 Plan for Corridor Mixed-Use, allowing for vertical building potential
- Sale Price: \$630,000

For More Information:

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4198 Cox Road, Suite 200
Glen Allen, VA 23060

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Market Overview

Downtown Richmond, VA

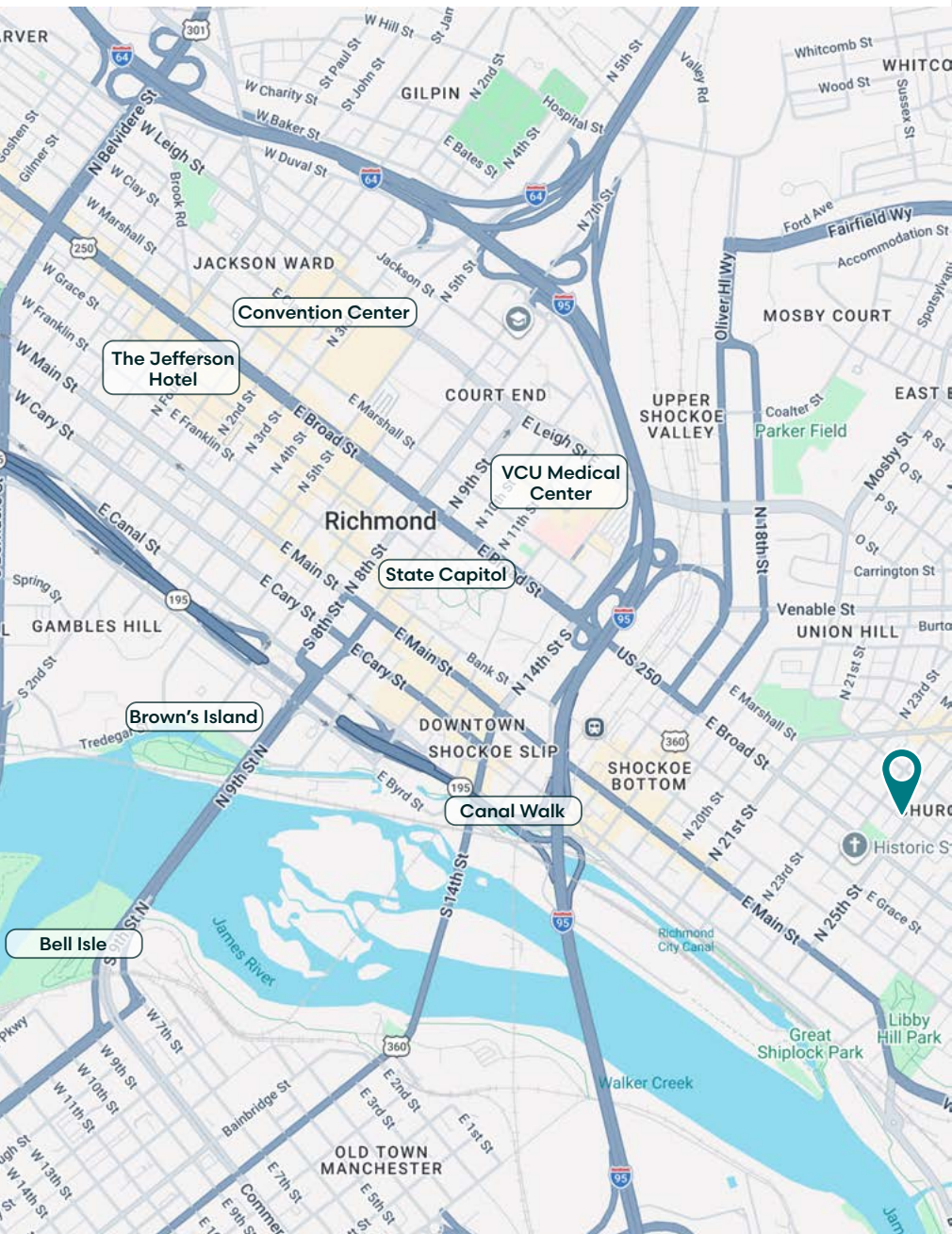
Walkable Downtown Location

Steps from jobs, dining, and cultural amenities

Convenient Regional Access

Provides easy connectivity to major Richmond employment centers and nearby interstates.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	19,891	125,824	244,924
AVERAGE HH INCOME	\$95,728	\$88,203	\$97,756
DAYTIME EMPLOYEES	18,459	82,881	144,792



Nearby Amenities



- 521 Biscuits & Waffles
- BrickFire Wood Oven
- Buttermilk and Honey
- Cafe Rustika
- Capital Ale House
- Capitol Waffle Shop
- Casa del Barco
- Charlotte's Southern
- Chefs Kitchen
- Chez Foushee
- Chez Nous
- Chopt
- Daisy's
- Dunkin'
- Fall Line Kitchen & Bar
- Henley On Grace
- Julep's New Southern
- La Grotta Ristorante
- Lemaire
- Lillie Pearl
- L'Opossum
- Maple Bourbon
- ML Steak Modern
- Chophouse
- Native Plate
- Padow's
- Penny Lane Pub
- Perly's
- Potbelly
- Quiznos
- Rappahannock
- Rueger's
- Secret Sandwich Society
- Spice of India
- Subway
- The Patio Thai
- Trevi's
- Starbucks
- Urban Farmhouse
- The Pit and The Peel
- Tobacco Company



- Belle Isle
- Brown's Island
- Canal Walk
- Capitol Trail
- City Hall
- Convention Center
- Kanawha Plaza
- Shockoe Slip
- The Library of Virginia
- VCU



- Courtyard by Marriot
- Delta Hotels by Marriot
- Hilton Downtown
- Homewood Suites
- Omni
- Residence Inn by Marriot
- Richmond by Marriot
- The Berkeley
- The Commonwealth
- The Jefferson



- Virginia Capital Trail
- 52 miles along the scenic Route 5 corridor



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Market Overview

RICHMOND SNAPSHOT

A Proven Mid-Atlantic Business Market

Richmond continues to stand out as a stable, business-friendly market supported by economic diversity, competitive operating costs, and a skilled workforce. Its strategic Mid-Atlantic location and high quality of life have positioned the region as an increasingly attractive destination for companies and investment seeking long-term growth.

Anchored by Fortune 500 Leadership

As of the most recent Fortune rankings, Greater Richmond is home to multiple Fortune 500 and Fortune 1000 headquarters, reinforcing the region's role as a major Mid-Atlantic corporate center.

Notable Fortune 500–Headquartered Companies

Performance Food Group	Food wholesaler
CarMax	Automotive retailer
Altria Group	Tobacco and wine products
Dominion Energy	Electric and gas utility

The region has been recognized by *The Wall Street Journal* as one of the country's "Hottest Job Markets," reflecting solid labor force growth, low unemployment, and expanding payrolls.



Market Highlights

#11

Hottest Job Market in the U.S.

2nd-highest

Labor force growth among major U.S. metro areas

725,000+

Labor force in the Richmond MSA, reflecting a deep and expanding talent pool

Lifestyle Amenities That Attract and Retain Talent

- Richmond offers an active, urban lifestyle with walkable neighborhoods, a thriving food and brewery scene, and outdoor recreation along the James River—one of the few cities with whitewater rapids running through downtown.
- Richmond is home to nationally recognized cultural institutions, including the Virginia Museum of Fine Arts, one of the largest art museums in the U.S. with free general admission, complemented by a strong local music, theater, and arts community.
- The region is anchored by multiple colleges and universities, including Virginia Commonwealth University, supporting a steady pipeline of educated talent and reinforcing Richmond's appeal to employers and workforce growth.