

INVESTMENT

8711 W. Broad Street
Richmond, VA 23294 | Henrico County



Exclusive Agent:

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cliff@porterinc.com

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Richmond, VA 23230
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804-353-7994

PORTER
R E A L T Y



18,732 SF ~ INVESTMENT

- Retail/Showroom/Warehouse
- ~3,540 SF of warehouse
- 1.41 Acres
- 1 Dock
- Built 1973
- Zoned B-3 & B-2
- Newly Renovated
- New Roof, HVAC, Lighting, Asphalt
- Highly Visible W. Broad Street Location & Signage
- Desirable Retail Exposure
- Sale/Leaseback Opportunity
- 5 Year NNN Lease
- Income: \$420,000/YR, 3% annual escalations
- 9.3 % Cap Rate
- For Sale: \$4,500,000

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PROPERTY SUMMARY

8711 West Broad Street | Richmond, VA 23294



Property Summary

Building SF:	19,464
Lot Size:	1.41 Acres
NOI:	\$420,000
Price:	\$4,500,000
Zoning:	B3

Property Overview

Prime investment opportunity in Henrico County. Highly visible W. Broad Street Retail Corridor. Recently renovated building with new roof, HVAC, lighting, and asphalt. Seller will leaseback the building for a term of five (5) years at \$35,000 per month NNN, 3% annual escalations. Cap Rate: 9.3%
Sale Price: \$4,500,000

Location Overview

Henrico County

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PROPERTY PHOTOS

8711 West Broad Street | Richmond, VA 23294



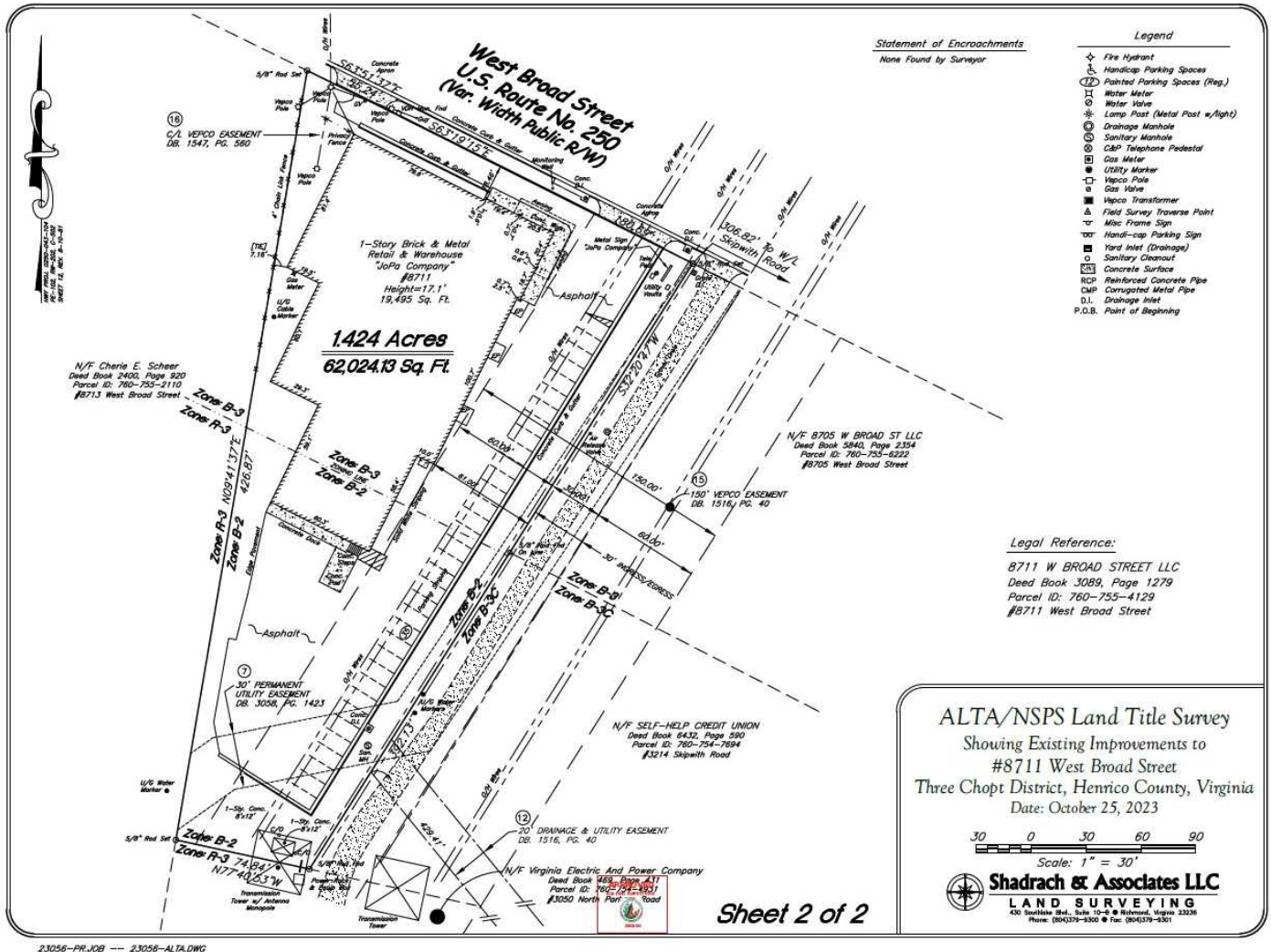
PROPERTY PHOTOS

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SURVEY

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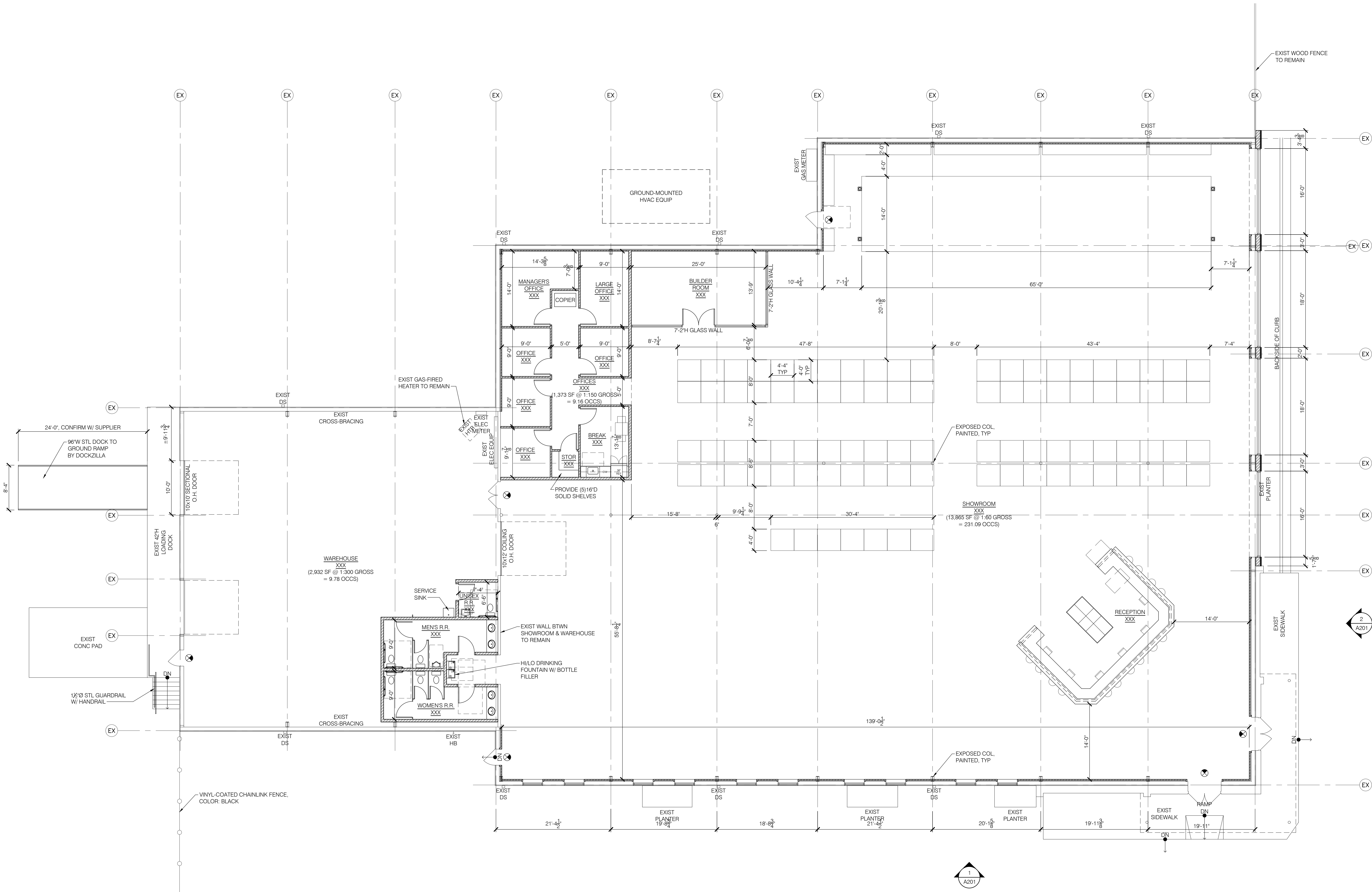


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1 FLOOR PLAN
1/8" = 1'-0"
19,498 SF TOTAL FOOTPRINT
18,712 SF TOTAL BUILDING AREA

PRELIMINARY
NOT FOR CONSTRUCTION



THE FLOOR STORE II

PROJECT #2023-053
12.05.2023 - SCHEMATIC REVIEW SET
8711 W BROAD ST
RICHMOND VA 23294

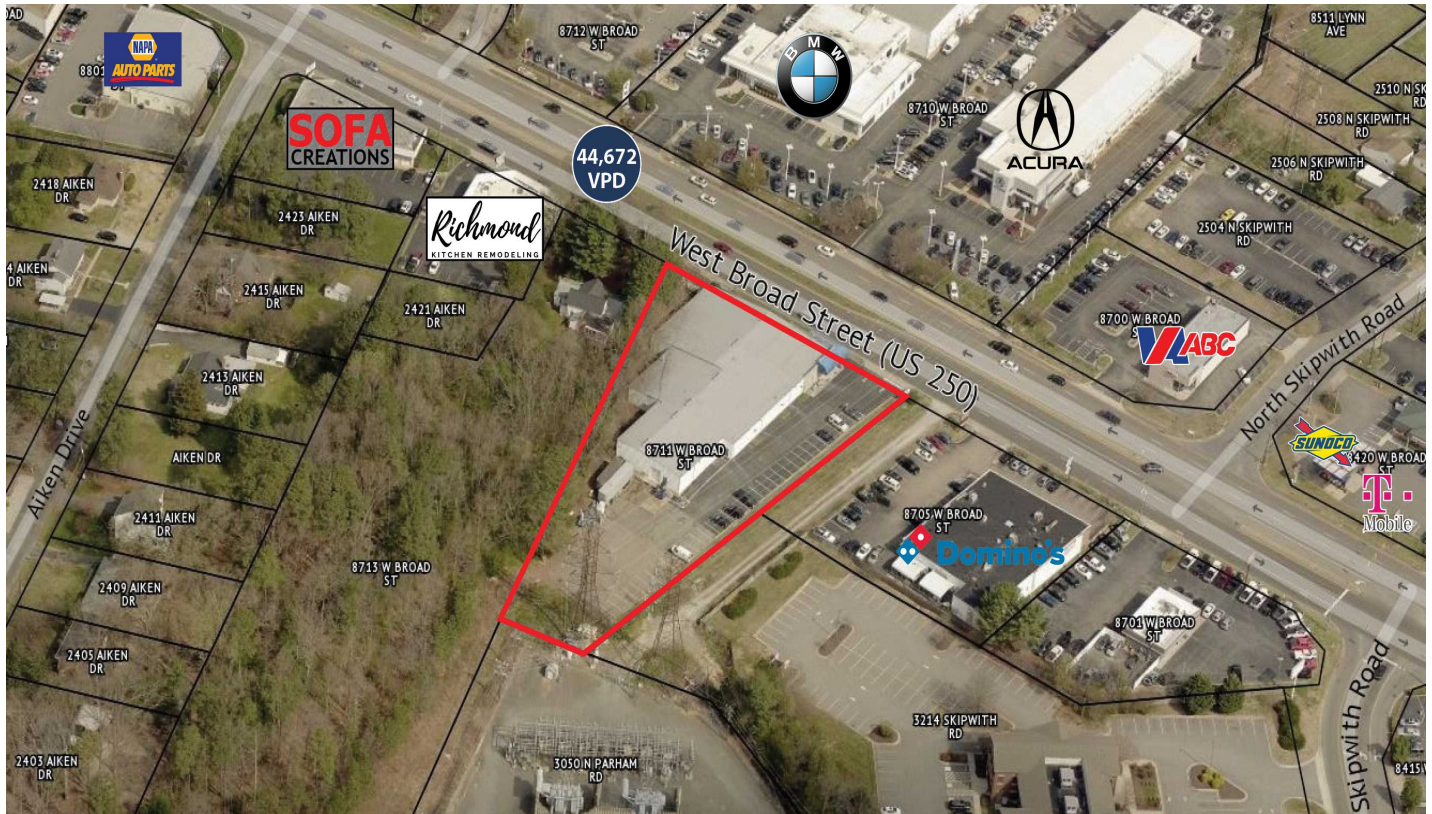
MSA
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FLOOR
PLAN

A101

AERIALS

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