

FOR SALE

MIXED-USE BUILDING

402 1/2 N 2nd Street | Richmond, VA 23219



S.L. NUSBAUM
REALTY CO.



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PROPERTY SUMMARY

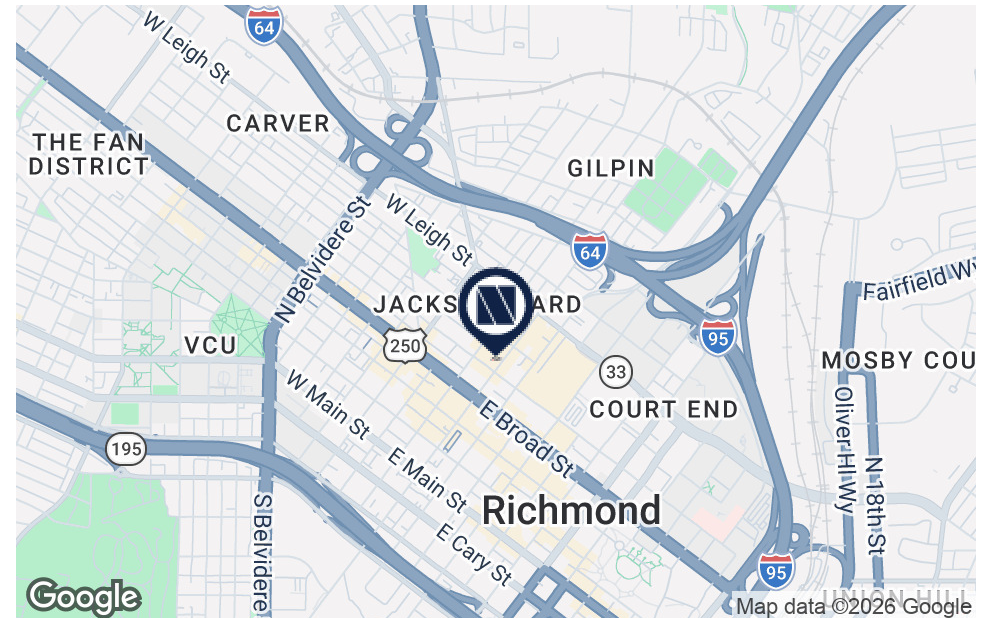
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OFFERING SUMMARY

Sale Price:	\$899,950
Building Size:	2,700 SF
Retail Space (Gr Floor)	±1,750 SF
Retail Basement:	±1,695 SF
Apartment:	±975
Zoning:	B-4 Enterprise Zone

[12-Story Apartment Tower - CLICK HERE](#)

[Hotel-Anchored Development](#)

[Richmond Enterprise Zone Program](#)

PROPERTY OVERVIEW

Jackson Ward Mixed-Use Investment Opportunity

PROPERTY HIGHLIGHTS

- 8.1% Cap Rate
- Income-producing property featuring a leased apartment and occupied cafe'. Great for an investment or owner/user potential!
- Minutes from MCV and the Greater Richmond Convention Center
- Convenient access to I-95, I-64 and regional transportation corridors
- 255-unit apartment development across the street

DEMOGRAPHICS

	0.5 MILES	1 MILE	2 MILES
Total Households	4,841	11,496	42,511
Total Population	8,235	27,691	86,819
Daytime Population	27,208	101,374	152,036
Average HH Income	\$72,052	\$73,787	\$92,723

EXTERIOR PHOTO

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RETAIL SPACE PHOTOS

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APARTMENT INFO & PHOTOS

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APARTMENT INFORMATION

- 2 Bed / 1 Bath
- ±975 SF
- Includes small room that could be used as office or very large walk-in closet
- Washer / Dryer included



BAKERY & COFFEE SHOP

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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PROUD PARTNER

XTEAM
RETAIL ADVISORS

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