

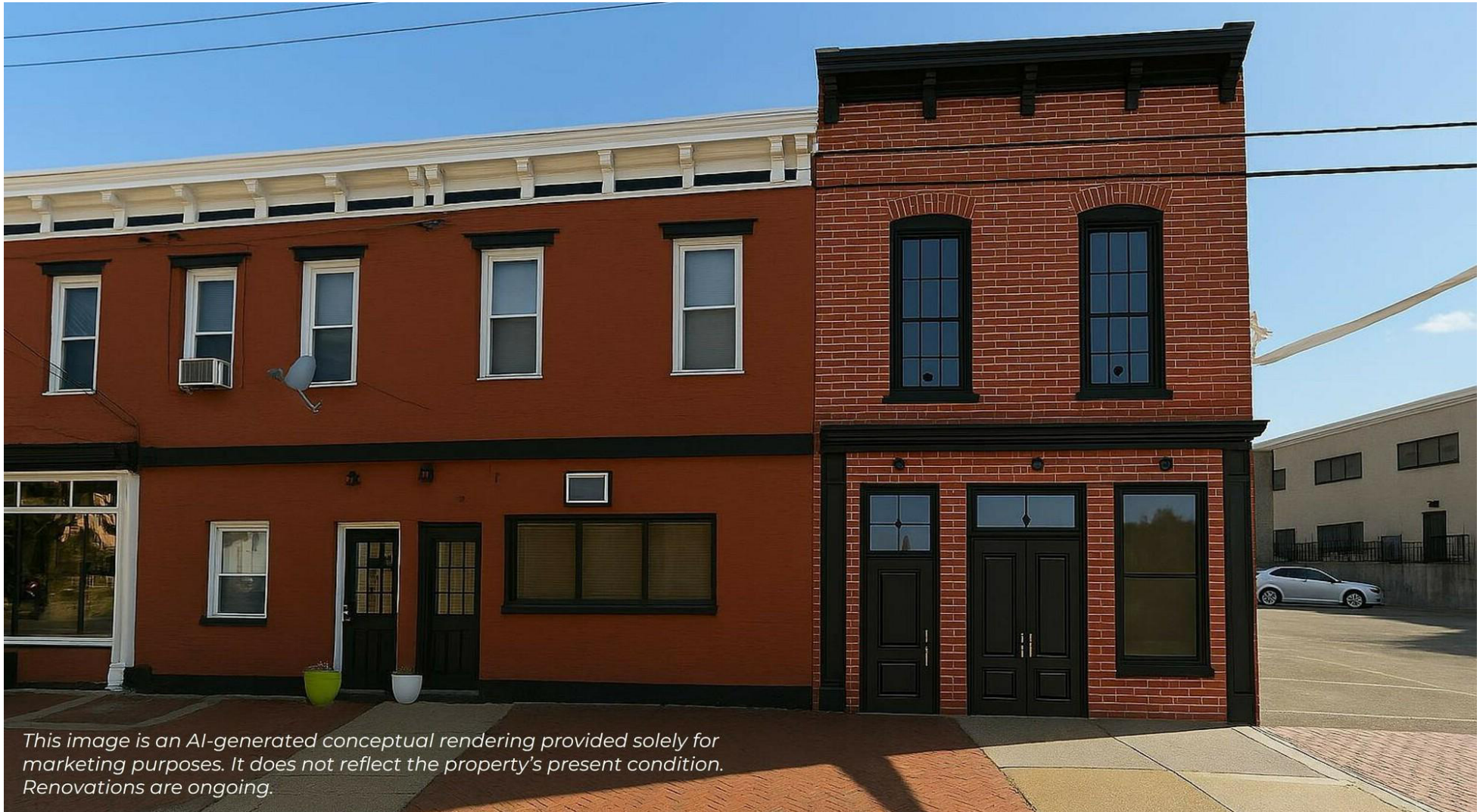
# FOR LEASE

900 SF AVAILABLE

2206 E Main St | Richmond, VA 23223



S.L. NUSBAUM  
REALTY CO.



*This image is an AI-generated conceptual rendering provided solely for marketing purposes. It does not reflect the property's present condition. Renovations are ongoing.*

## EMMA WILL

Associate  
C. 804.821.9042  
O. 804.508.7283  
[ewill@slnusbaum.com](mailto:ewill@slnusbaum.com)

## SARAH SADLER

Senior Associate  
C. 804.277.6468  
O. 804.533.5390  
[ssadler@slnusbaum.com](mailto:ssadler@slnusbaum.com)

## NATHAN SHOR

Senior Vice President | Partner  
C. 804.539.7404  
O. 804.944.2399  
[nshor@slnusbaum.com](mailto:nshor@slnusbaum.com)

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

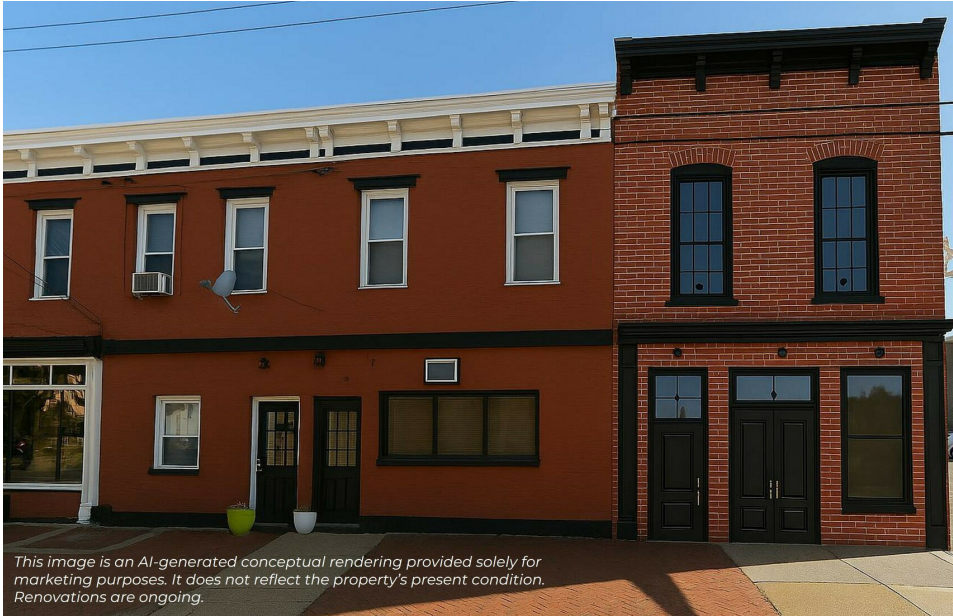
# PROPERTY SUMMARY

900 SF AVAILABLE

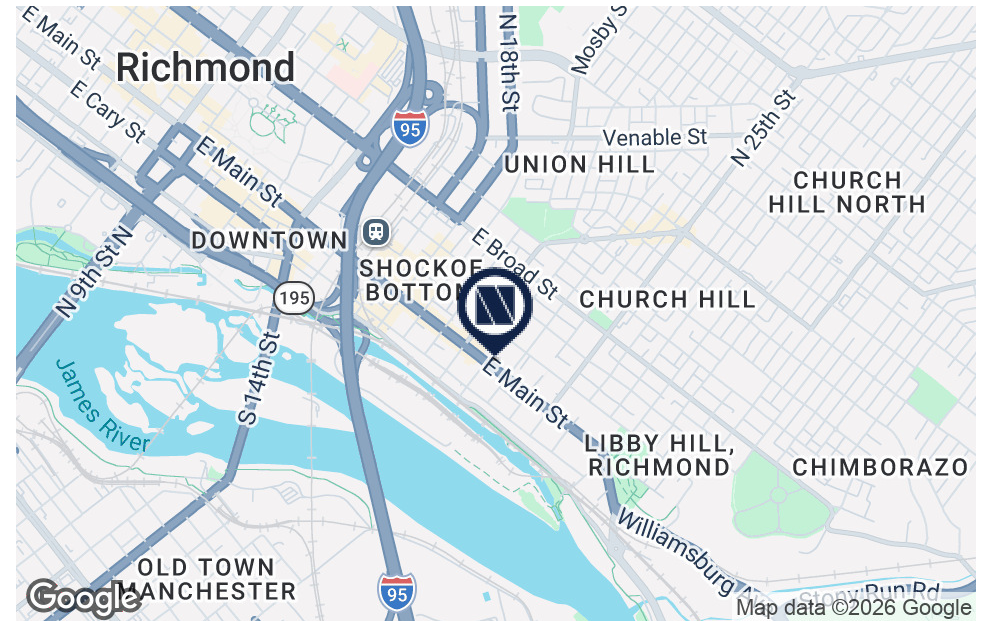
2206 E Main St | Richmond, VA 23223



S.L. NUSBAUM  
REALTY CO.



*This image is an AI-generated conceptual rendering provided solely for marketing purposes. It does not reflect the property's present condition. Renovations are ongoing.*



## OFFERING SUMMARY

Lease Rate:	Contact Agents
Building Size:	1,802 SF
Available SF:	900 SF
Year Built:	1894

## DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,763	19,417	39,384
Daytime Population	6,937	60,639	91,171
Total Households	5,300	12,116	22,042
Average HH Income	\$101,731	\$101,193	\$90,360

## PROPERTY OVERVIEW

**Prime first-floor commercial space located in the heart of Shockoe Bottom, featuring prominent Main Street storefront exposure at 2206 E Main St**

## PROPERTY HIGHLIGHTS

- Located in the vibrant Shockoe Bottom district, surrounded by dining, retail, and multifamily
- Flexible layout with patio
- Close proximity to Manchester, Church Hill, and the CBD
- Easy access to I-95, I-64, and Downtown Richmond
- Newly Renovated historic building
- **Enterprise Zone Opportunity!**

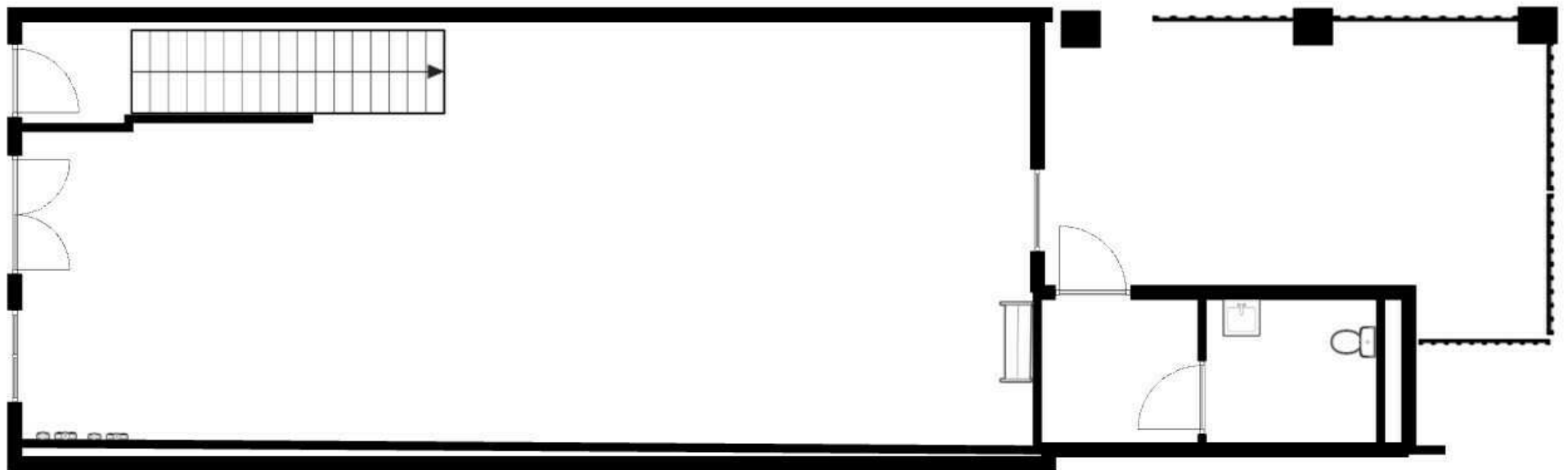
# FLOOR PLAN

900 SF AVAILABLE

2206 E Main St | Richmond, VA 23223



S.L. NUSBAUM  
REALTY CO.



# TRADE AREA

900 SF AVAILABLE

2206 E Main St | Richmond, VA 23223



S.L. NUSBAUM  
REALTY CO.



# CONTACT INFORMATION

900 SF AVAILABLE

2206 E Main St | Richmond, VA 23223



S.L. NUSBAUM

REALTY CO.

## EMMA WILL

Associate  
C. 804.821.9042  
O. 804.508.7283  
ewill@slnusbaum.com

## SARAH SADLER

Senior Associate  
C. 804.277.6468  
O. 804.533.5390  
ssadler@slnusbaum.com

## NATHAN SHOR

Senior Vice President | Partner  
C. 804.539.7404  
O. 804.944.2399  
nshor@slnusbaum.com

### COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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.

[CLICK HERE TO LEARN MORE](#)

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

[CLICK HERE TO LEARN MORE](#)

### DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.