

FOR LEASE

OFFICE/RETAIL OPPORTUNITY

2600 Idlewood Ave | Richmond, VA 23220



S.L. NUSBAUM
REALTY CO.



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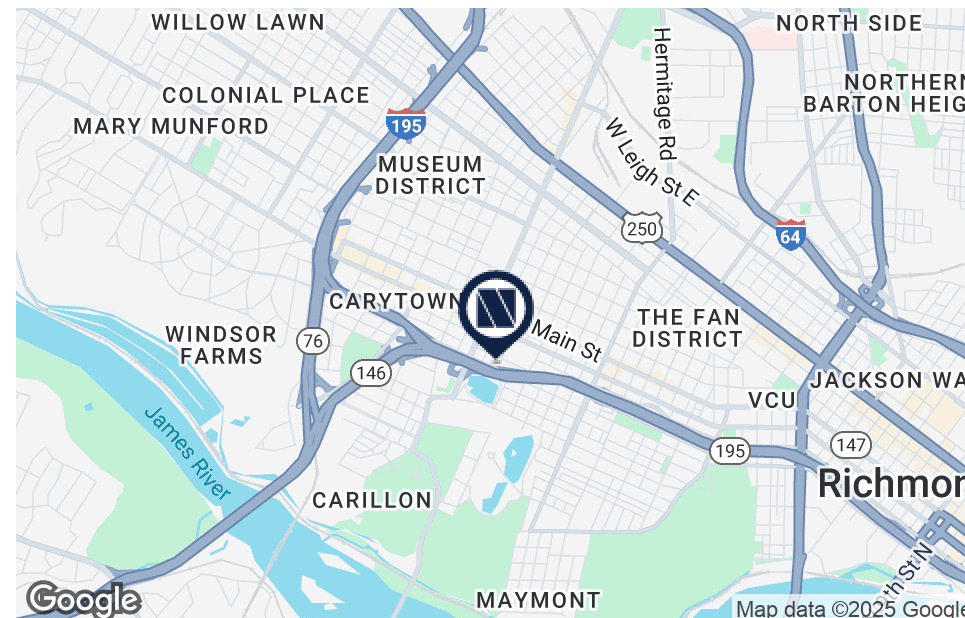
PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agents
Building Size:	4,250 SF
Lot Size:	0.36 Acres
Zoning:	R-63

PROPERTY STREET VIEW - [CLICK HERE](#)

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Population	6,278	23,826	45,775
Total Households	3,432	12,683	22,343
Average HH Income	\$124	\$132	\$119

PROPERTY OVERVIEW

Office/Retail Opportunity in Prime Location within the Fan District with Excellent Visibility

PROPERTY HIGHLIGHTS

- 3 separate non-exclusive parking options (see page 3 for more details)
- Versatile Layout including partially built out commercial kitchen and bathrooms
- Roof and HVAC replaced recently
- Walkability and accessibility to The Fan, Carytown, Byrd Park, and Museum District

INTERIOR PHOTOS

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2ND FLOOR INTERIOR

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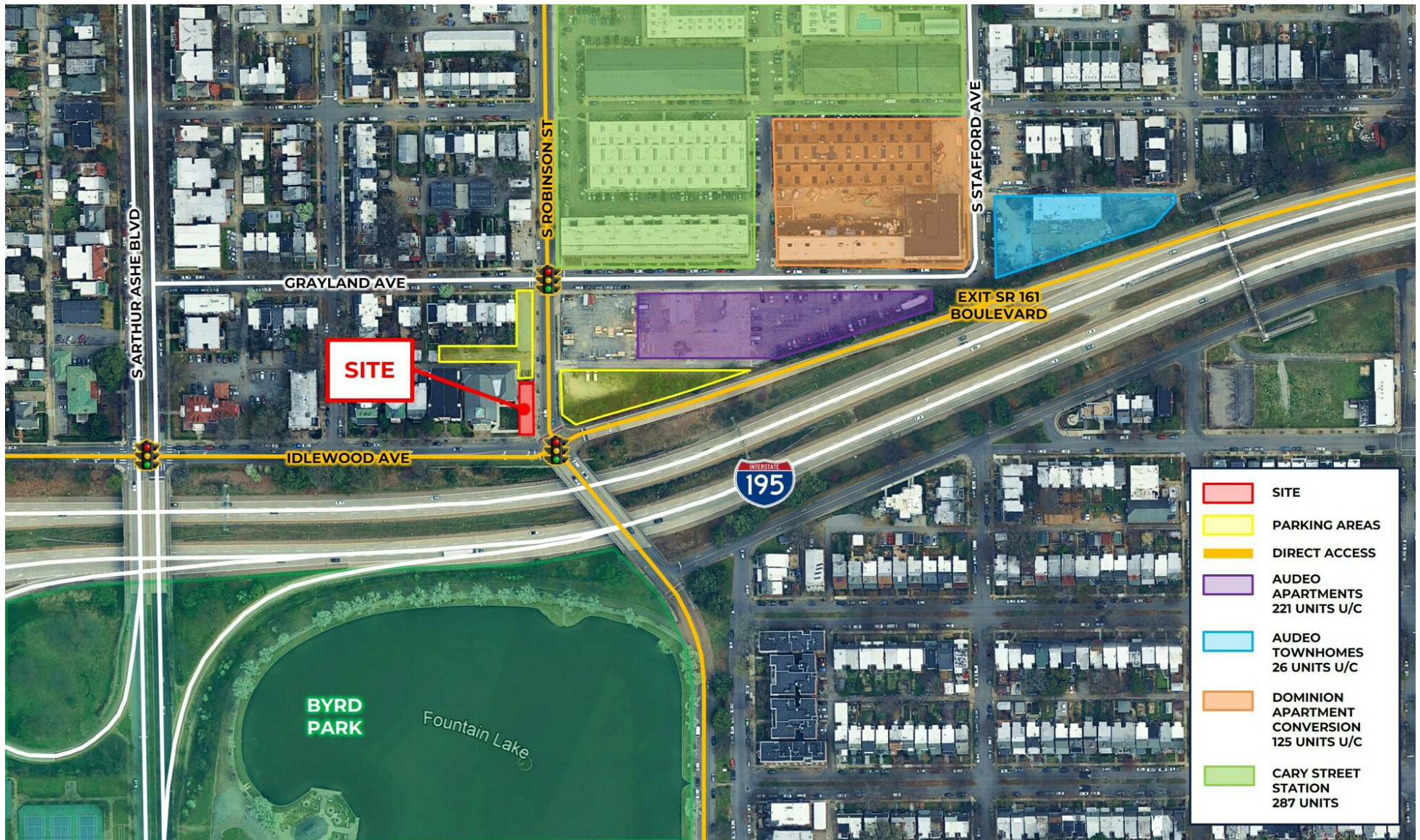
PARKING OPTIONS

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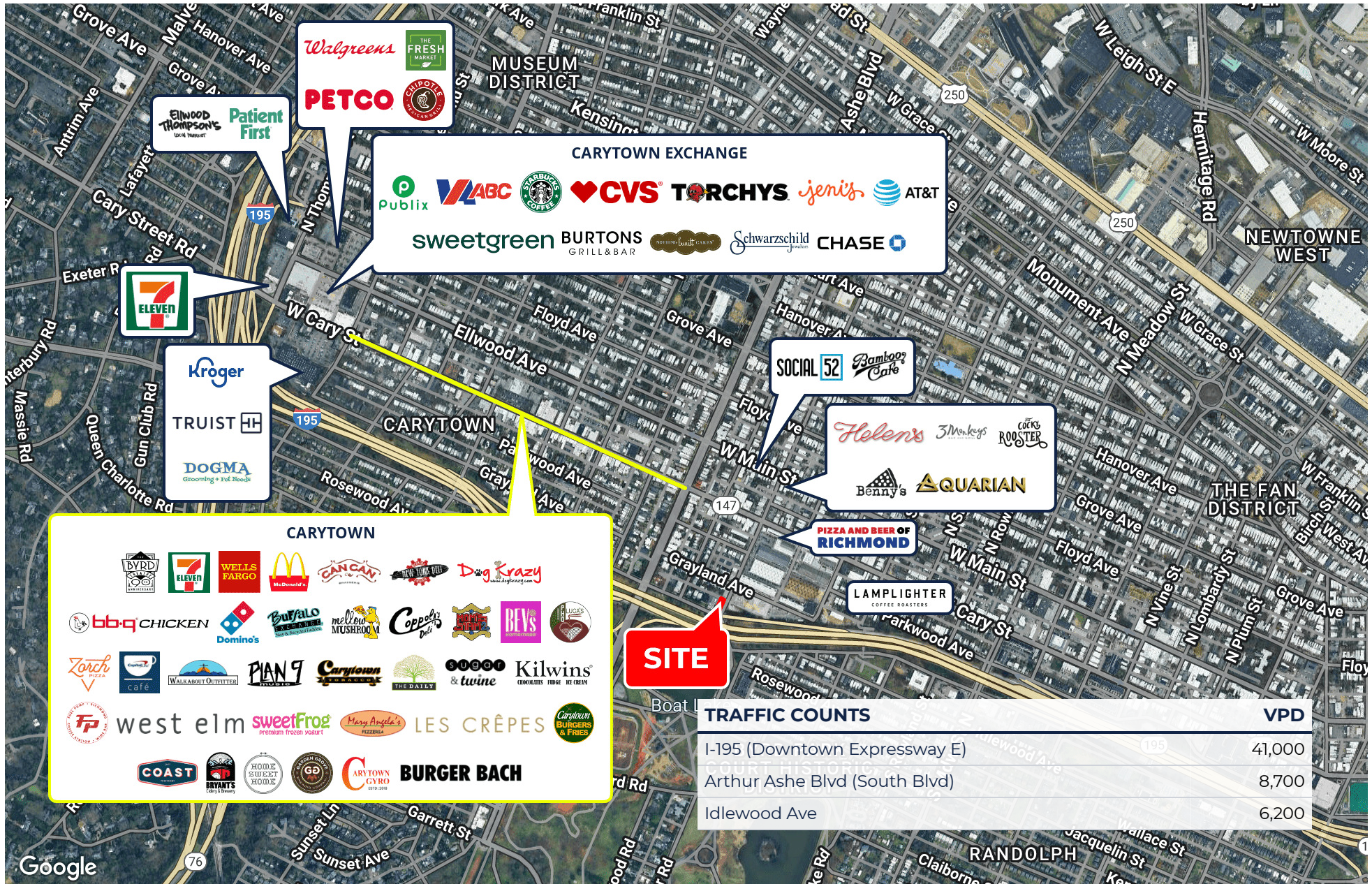
TRADE AREA

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CONTACT INFORMATION

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