

FOR SALE

301 E. BROAD STREET

RICHMOND, VA 23219



CUSHMAN &
WAKEFIELD

THALHIMER

**OWNER OCCUPANT /
INVESTOR OPPORTUNITY**

**PRIME CORNER RETAIL
IN THE HEART OF
THE CITY CENTER**

PROPERTY FEATURES



OWNER OCCUPANT OR
INVESTOR OPPORTUNITY



ASKING PRICE
\$2,650,000



19,700 TOTAL SF
Available on two floors



Additional basement space
for storage



72' of frontage on E. Broad St
& 137' on N. 3rd St



Within walking distance to
restaurants, venues and
the Cultural Arts District



Zoned B-4 in an Enterprise
Zone

PROPERTY LOCATION

OWNER OCCUPANT OR INVESTOR OPPORTUNITY

RICHMOND MARKET OVERVIEW | MULTIFAMILY



4,713
EXISTING UNITS

1,091+
UNITS PROPOSED

4.9M
SQUARE FEET OF
MULTIFAMILY UNITS

1.4M
SQUARE FEET OF
PROPOSED
MULTIFAMILY UNITS

NEARBY AMENITIES

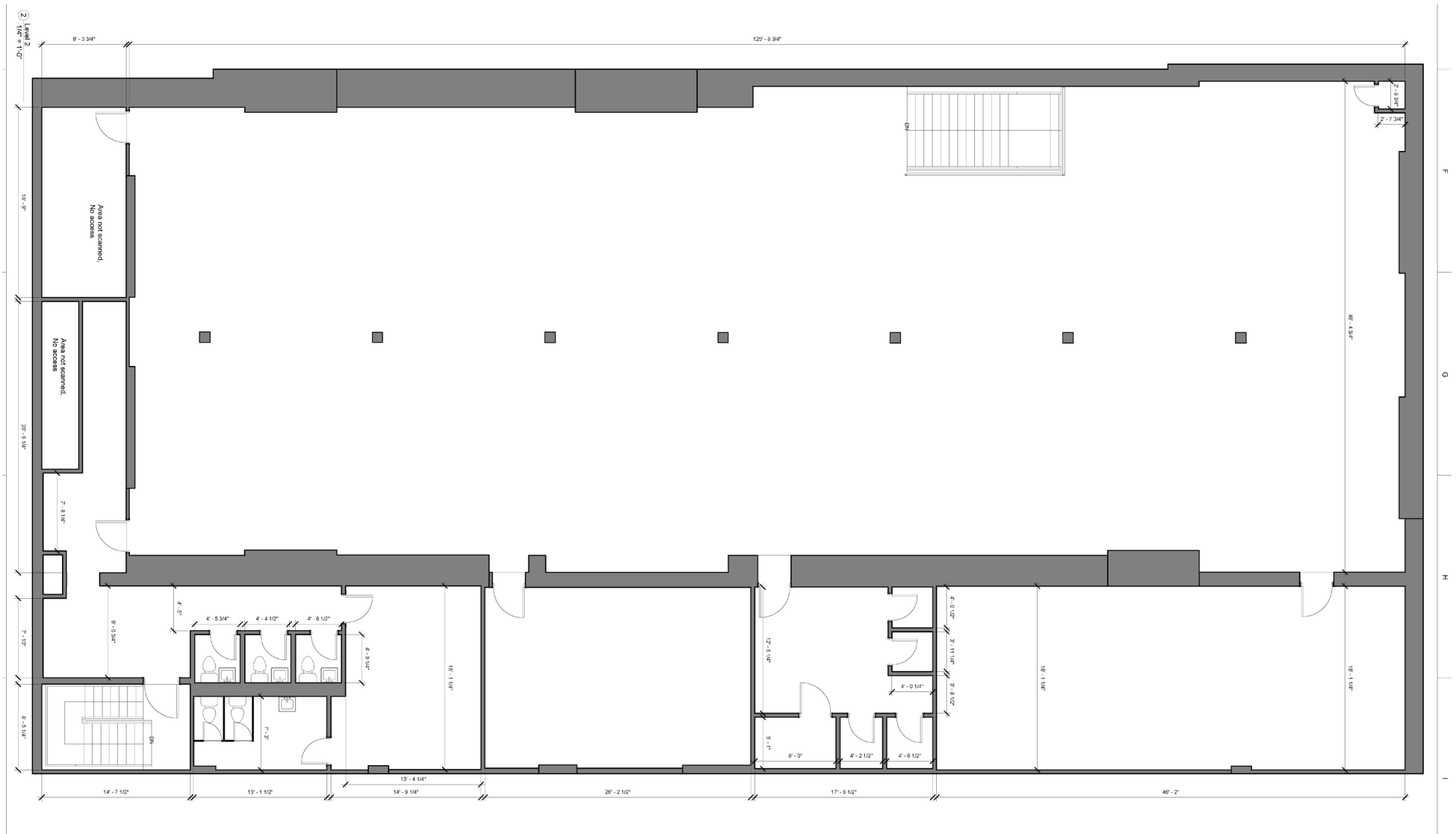


DEMOGRAPHICS

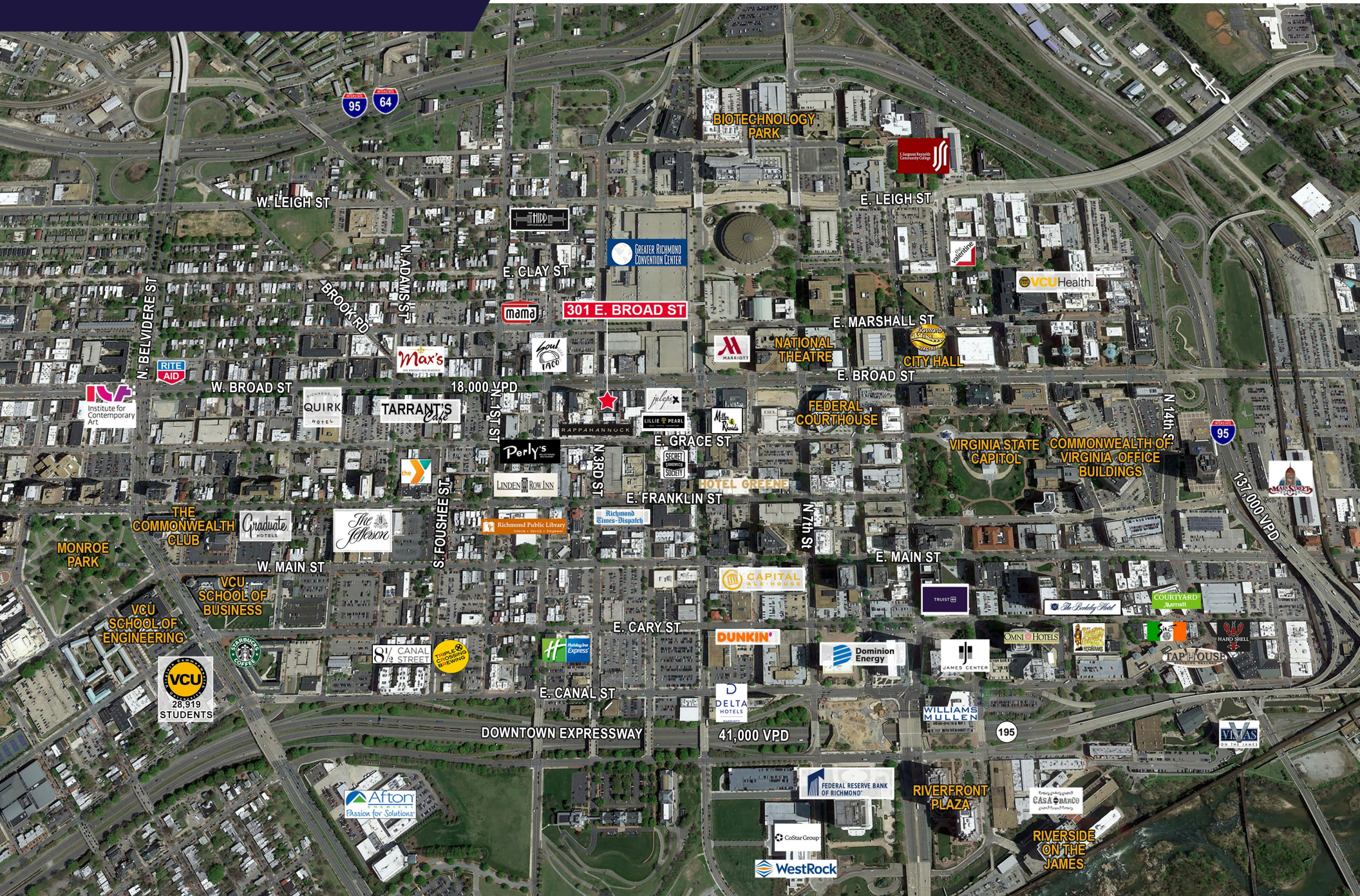
	1 Mile	3 Miles	5 Miles
Population	25,428	140,351	263,674
No. of Households	11,028	67,252	119,990
Avg. HH Income	\$59,318	\$83,255	\$86,565
Daytime Population	104,285	211,094	334,745

FLOOR PLANS

Second Floor | 9,850 SF



NEIGHBORHOOD AERIAL





Reilly Marchant
 First Vice President
 804 697 3478
 reilly.marchant@thalhimer.com

Connie Jordan Nielsen
 Senior Vice President
 804 697 3579
 connie.nielsen@thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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