

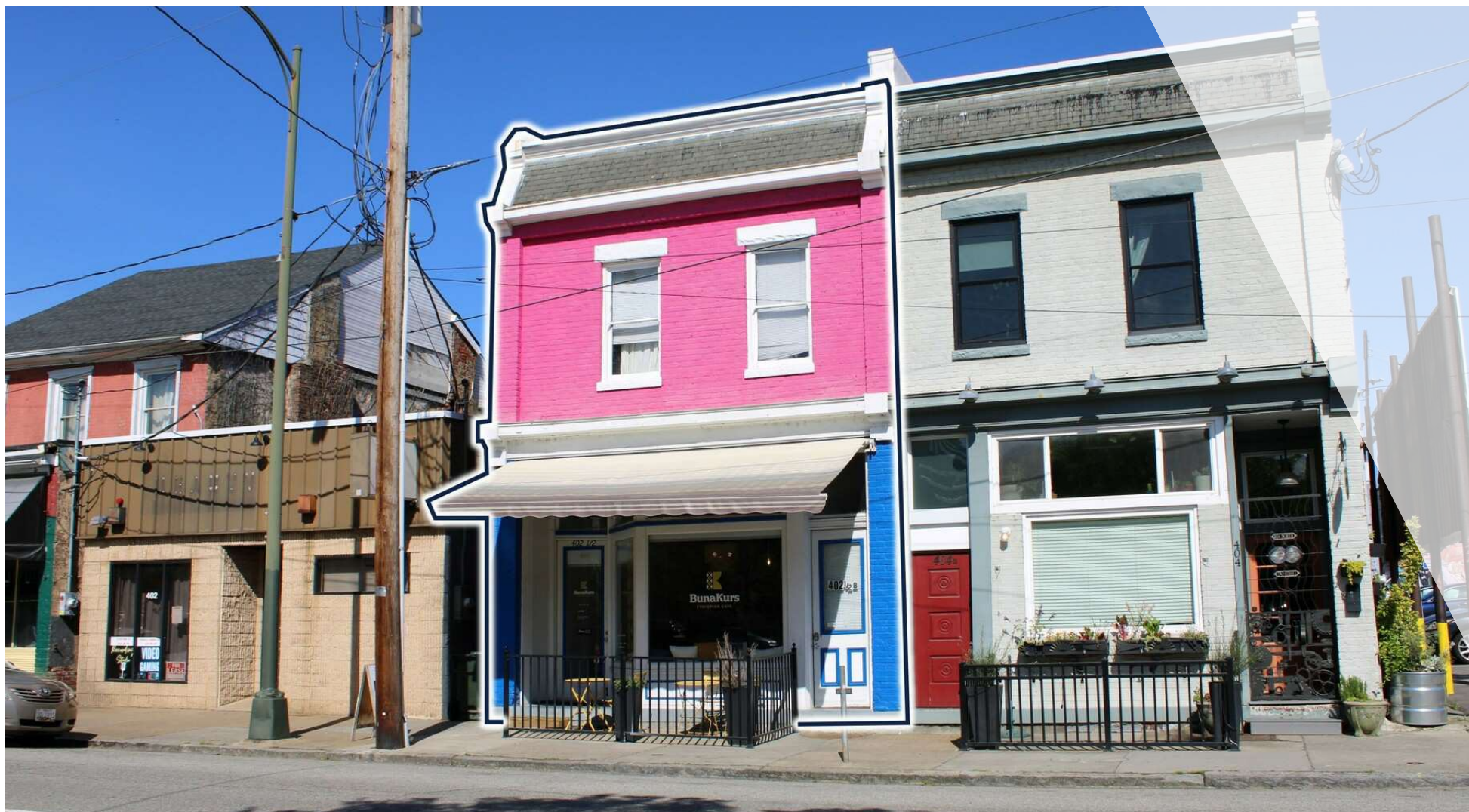
FOR SALE

MIXED-USE BUILDING

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



S.L. NUSBAUM
REALTY CO.



ANDREW PEGALIS

Development & Acquisitions

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XTEAM
RETAIL ADVISORS

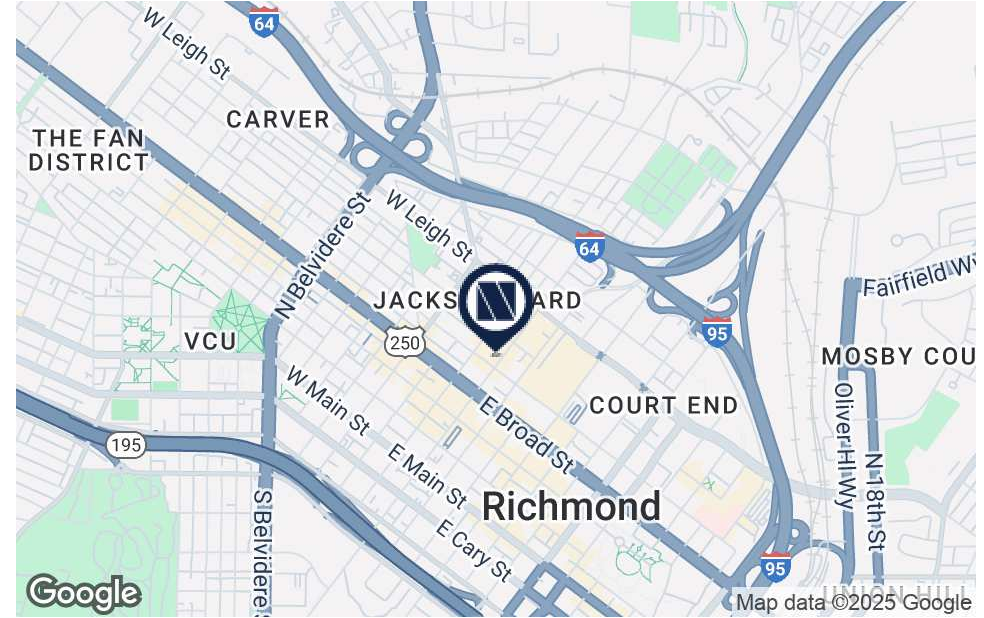
PROPERTY SUMMARY

MIXED-USE BUILDING

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OFFERING SUMMARY

Sale Price:	\$899,950
Building Size:	2,700 SF
Retail Space (Ground Floor):	±1,750 SF
Retail Basement:	±1,695 SF
Apartment:	±975 SF
Lot Size:	0.042 AC
Zoning:	B-4

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Population	7,855	27,136	83,936
Daytime Population	27,665	104,617	160,295
Total Households	4,578	11,107	40,413
Average HH Income	\$50,781	\$58,893	\$78,850

PROPERTY OVERVIEW

2nd Gen Fully-Equipped Bakery/Coffee Shop with Sidewalk Seating, Studio & Apartment

PROPERTY HIGHLIGHTS

- 8.1% Cap Rate
- Apartment over Retail
- Strong Rental History
- 4% Annual Income Increases
- Jackson Ward near Convention Center & VCU Hospital
- Investment or Future Owner-Occupant
- Includes Basement

EXTERIOR PHOTO

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RETAIL SPACE PHOTOS

MIXED-USE BUILDING

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BASEMENT PHOTOS

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APARTMENT INFO & PHOTOS

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APARTMENT INFORMATION

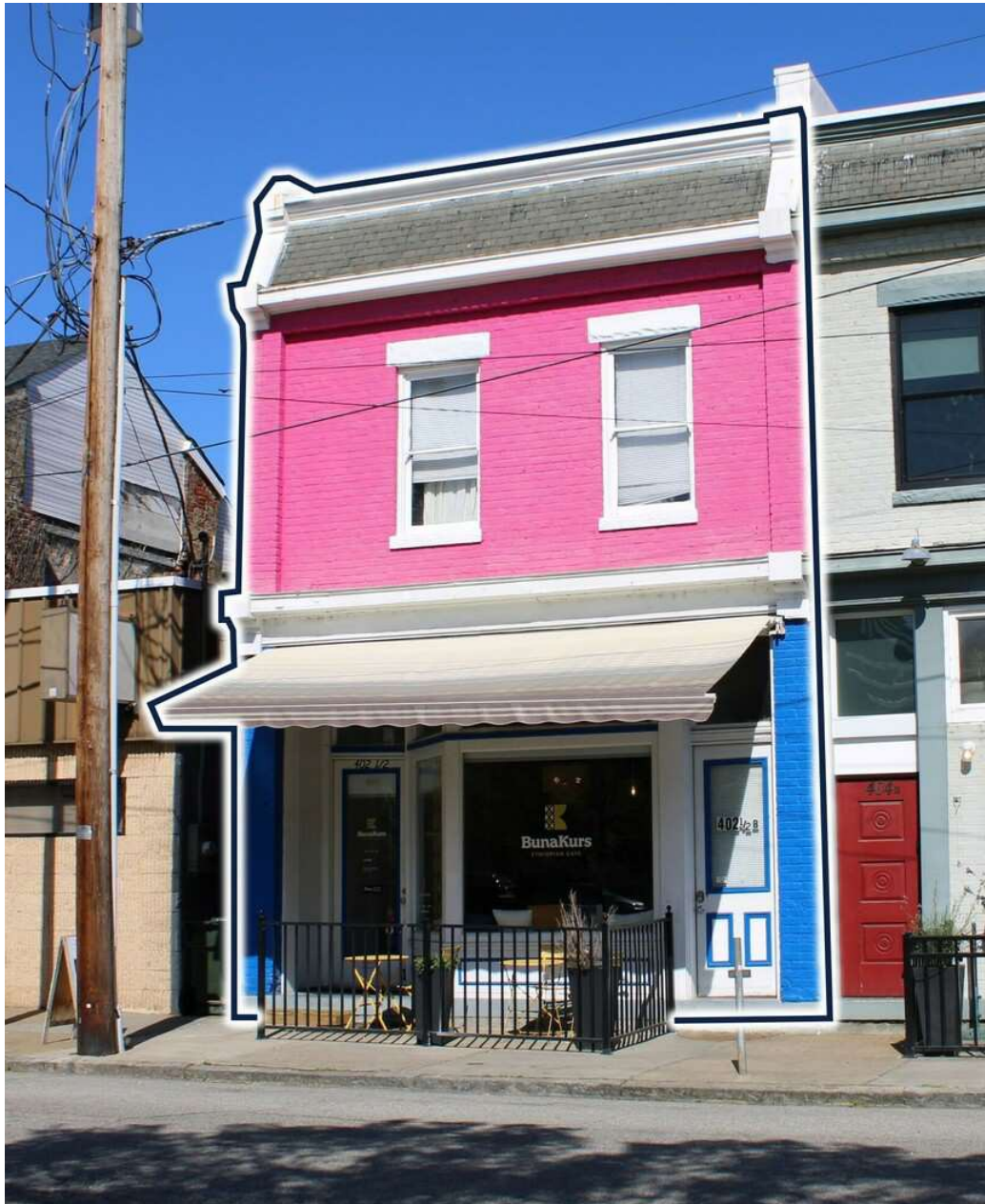
- 2 Bed / 1 Bath
- ±975 SF
- Includes small room that could be used as office or very large walk-in closet
- Washer / Dryer included



BAKERY & COFFEE SHOP

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