

BELMONT ON BROAD

4010 W. Broad Street | Richmond, VA 23220



4008

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Commercial Space For Lease

PROPERTY OVERVIEW

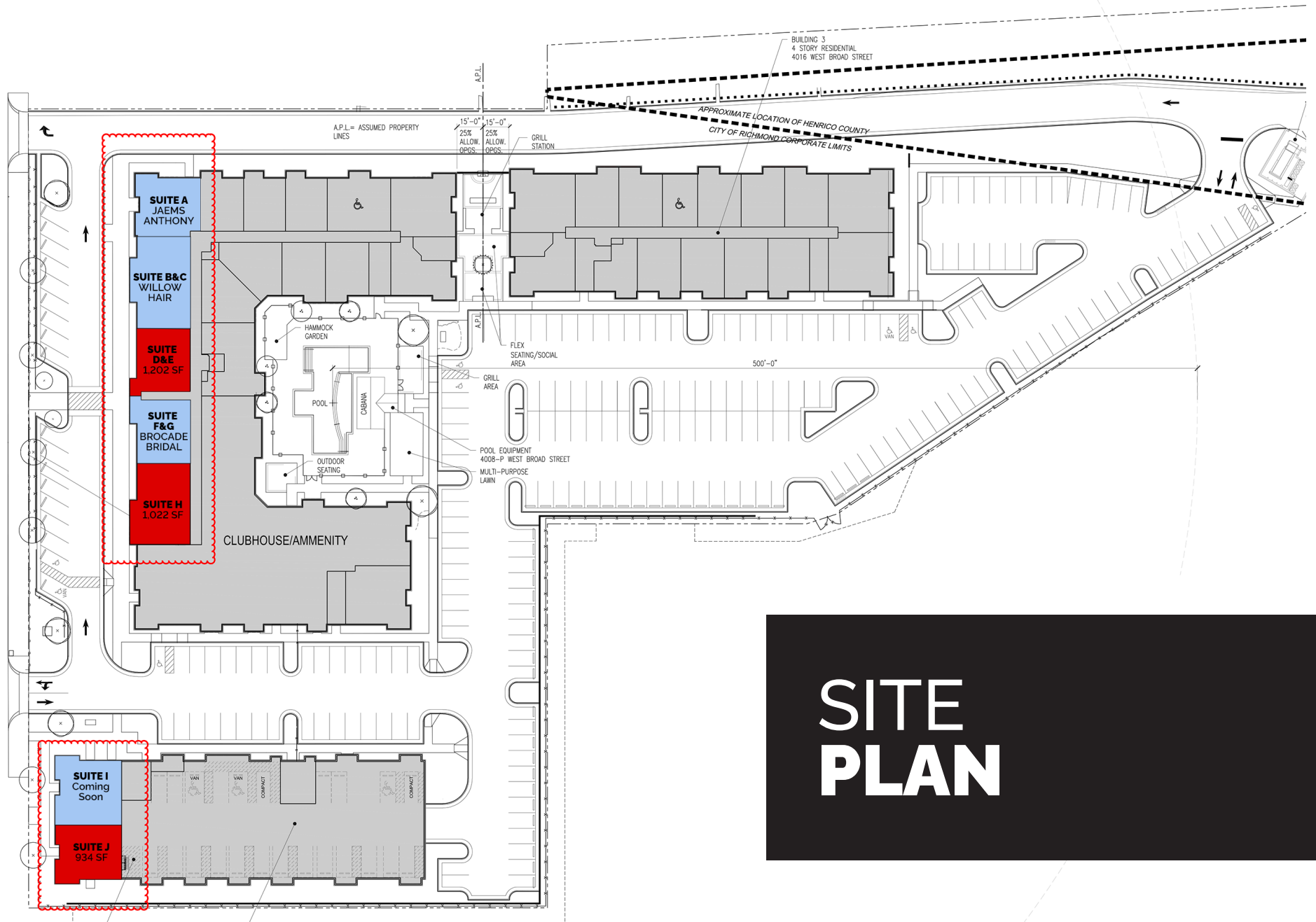
Belmont on Broad

New mixed-use development located at 4010 W. Broad Street adjacent to UMFS, The Ella (includes Courtyard Marriot, 250 apartments) and within walking distance to Scott's Addition. This 4-story mixed-use project includes commercial space along with a 211-unit apartment community with pool and clubhouse.

- Landlord offering turn-key opportunities for qualified deal
- Commercial space available:
 - Suite A: Jaems Anthony
 - Suite B&C: Willow Hair
 - Suite D&E: 1,202 SF
 - Suite F&G: Brocade Bridal
 - Suite H: 1,022 SF
 - Suite I: Richmond Patios (Coming Soon)
 - Suite J: 934 SF
- Seeking coffee operator, retail, office, and service users
- Kotarides is Owner/Developer



WEST BROAD STREET



SITE PLAN



LIBBIE PLACE

TOWNE BANK [solidcore] LUMBER LIQUIDATORS FLOORING COMPANY

SHAGBARK burn boot camp 9GROUND Starbucks

DABNEY CENTER
±2M SF
FLEX/INDUSTRIAL

Anthem

VDH VIRGINIA DEPARTMENT OF HEALTH

TopGolf

sears outlet

THE ELLE
YOGASIX

BELMONT ON BROAD

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WEST BROAD STREET 27,000 VPD

28,000 VPD

28,000 VPD

McDonald's FirstWatch THE DAYTIME CAFE

COFFEE MONSTER CHICK-IT!A

GOOK-OUT

Mini Price Storage

ExtraSpace Storage

THE VITAMIN SHOPPE target FedEx Office BARNES & NOBLE FAS PET SMART

WILLOW LAWN PLAZA
CVS pharmacy SportClips jason's deli HAIRCUTS

WILLOW LAWN

Kroger Staples DICK'S SPORTING GOODS FIVE GUYS BURGERS and FRIES DSW DESIGNER SHOE WAREHOUSE tropical CAFE STARBUCKS CHOPT CREATIVE SALAD CO. MASSAGE ENVI OLD NAVY ROSS DRESS FOR LESS carter's

THOMAS JEFFERSON H.S.

THE FAN

VCU
31,242 STUDENTS

RETAILERS

1. CRUNCH FITNESS
2. THE VEIL BREWING CO.
3. WOOD & IRON
4. STARHILL BREWING
5. TAZZA KITCHEN
6. TANG & BISCUIT
7. THE DAIRY BAR
8. STELLA'S
9. BRENNER PASS
10. ISLEY BREWING
11. ZZQ BBQ
12. ARDENT CRAFT ALES
13. SMOHK RVA BBQ

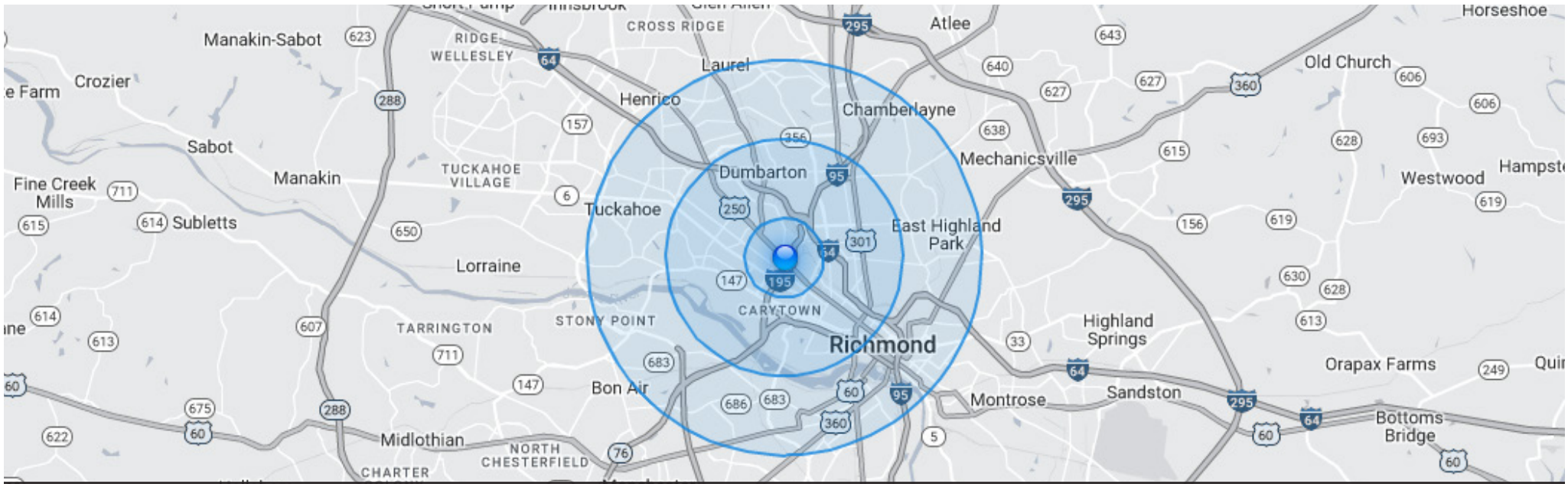


14. STRANGWAYS BREWING
15. CIRCUIT ARCADE BAR
16. LUCKY ASIAN FUSION
17. BLUE BEE CIDER

RESIDENTIAL DEVELOPMENTS

18. THE PRESERVE / 194 UNITS
19. SCOTT'S EDGE / 94 UNITS
20. SYMBOL APTS. / 202 UNITS
21. 1 SCOTT'S ADDITION / 132 UNITS
22. OSPREY LOFTS / 30 UNITS
23. COURTYARD LOFTS / 90 UNITS
24. THE SUMMIT / 166 UNITS





DEMOGRAPHIC PROFILE AND STATISTICS

SOURCE: ESRI 2020

Radius	Population	Average HH Income	Growth (2019-2024)	Households	Median Age
1 Mile	19,367	\$66,000	1.22%	10,917	31.1
3 Miles	113,759	\$69,000	1.13%	51,831	33.6
5 Miles	265,944	\$61,000	0.91%	114,732	34.9



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