

FOR SALE AT THE AVENUES
BUILD TO SUIT OFFICE
122 Granite Avenue

Richmond, VA



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RIVER ROAD SHOPPING CENTER II

bluemercury
makeup • skincare • spa

chico's

Lilly Pulitzer

Starbucks

Osaka

RIVER ROAD SHOPPING CENTER

AZZURRO

TALBOTS

FRANCES KAHN

YVES DELORME

YVES DELORME

pure barre

The Kellogg Collection

ORVIS

MOSAIC restaurant

4,181 STUDENTS

E. CLAIBORNE ROBINS STADIUM

RIVER RD



ST. CATHERINE'S SCHOOL

CARY STREET RD
16,000 VPD

WELLS FARGO

GROCERY

IRRESISTIBLES

gelati celesti

The UPS Store™

CHADWICK BAR WEST

TRUIST

Carreras Jewelers

CAMEO HAMPTONHOUSE

Stuffy's

Libbie Market

122 GRANITE AVE

SCENTS OF SERENITY
ON U designs & finds

GROVE AVE 10,000 VPD

SHOPS AT LIBBIE & GROVE

GRIT COFFEE

LIBBIE AVE 9,400 VPD

GRANITE AVE

CONTINENTAL

Mango SALON

TASTE

KAMBOURIAN RUGS

NELLIE GEORGE

J. Emerson, Inc. FINE WINES & CHEESE

BEIJING ON GROVE

beecroft & bull

GRANITE AVE

MARKET OVERVIEW

Richmond, Virginia

Home to the third largest MSA in Virginia and the 46th largest in the US, the city of Richmond and its surrounding counties form a metropolitan area of over 1.3 million people. Thanks in large part to an active business climate, Richmond's economy is primarily driven by law, finance and government with both federal and state agencies as well as notable legal and banking firms and has been recognized by Forbes as the best places for business and careers and named one of the "10 cities to watch in 2020" by Worth Magazine. Home to Eleven Fortune 1000 companies including CarMax, Dominion Energy, Owens & Minor, Markel and ASGN.

We have nearly 30 nearby colleges, universities and professional schools that draw many students to the area, The University of Richmond campus has 4,000 students, Virginia Commonwealth University has over 31,000 students and Virginia Union University with 1,700 students rounds out the top three. Many students remain in the Richmond area after graduating, contributing to the impressive 44.6% college educated level in the area.

With its proximity to the mountains, oceans and Washington DC, the area draws many tourists. Visitors come for the museums, festivals, sporting events including our class 4 rapids along the James River.

CITY	TIME
Richmond, Virginia (CBD)	15 minutes
Charlottesville, VA	50 minutes
Virginia Beach, Virginia	1 hour, 50 minutes
Washington D.C.	2 hours
Lynchburg, Virginia	2 hours
Raleigh, North Carolina	2 hours, 45 minutes
Roanoke, Virginia	2 hours, 30 minutes
Charlotte, NC	4 hours, 20 minutes



No. 1
Top State for Business
- CNBC, 2019



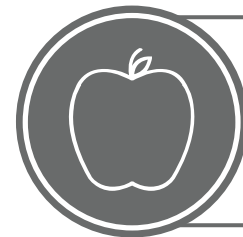
No. 2
Top 50 "Best Place to Live" Top
-- Livability.com, 2019



No. 3
Top 50 Best Place in America to Start a Business
-- INC.



No. 4
Trendiest U.S. Cities That You Can Still Afford to Live In
-- Realtor.com



No. 5
Best City for Global Trade in the United States
-- Global Trade Magazine



DEMOGRAPHICS

WITHIN 10 MINUTES



99,046

2023 **TOTAL POPULATION**

101,259

2028 **PROJECTED POPULATION**



46,151

2023 **TOTAL HOUSEHOLDS**

\$544,413

2023 **AVERAGE HOME VALUE**



\$133,765

2023 **AVG. HOUSEHOLD INCOME**

\$98,821

2023 **MEDIAN HOUSEHOLD INCOME**



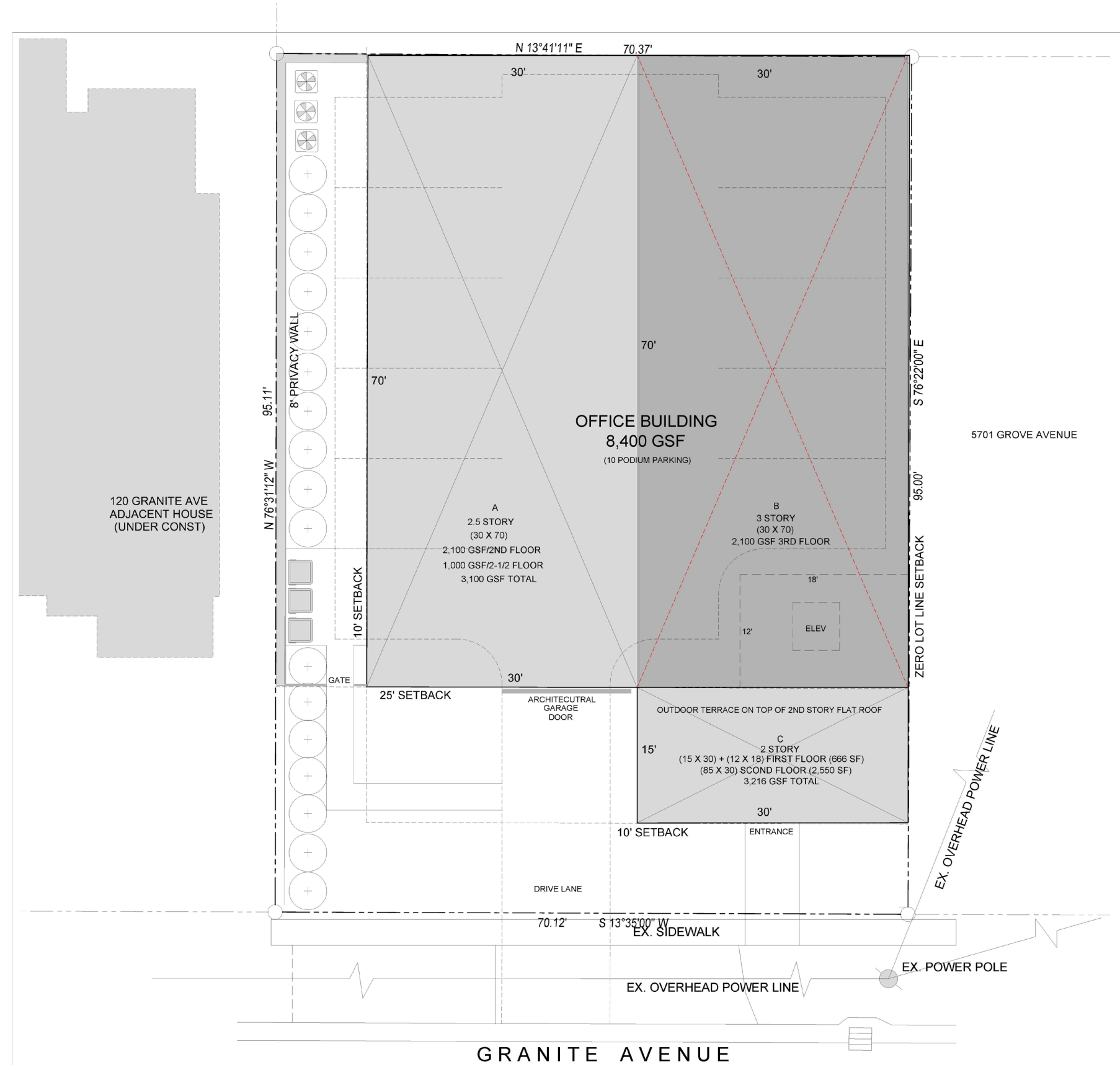
65.5%

2023 **BACHELOR AND ABOVE EDUCATIONAL ATTAINMENT**

38.3

2023 **MEDIAN AGE**

8,400 SF MODEL





PROPERTY DETAILS

- Once in a generation opportunity to own at Libbie & Grove!
- Custom design, build your own office building
- The site can accommodate up to 8,400 SF of office with parking
- Seller to work with buyer through entitlements, design and construction
- Ideal location just off the intersection of Granite and Grove Avenues
- Own your office in the heart of the densely populated and affluent neighborhoods of Westhampton & Wilton
- Less than a mile to the University of Richmond, The Country Club of Virginia, St. Catherine's and St. Christopher's schools and St. Mary's Hospital
- Walk out your front door to restaurants, shopping and other amenities of the Libbie & Grove neighborhood.
- Call agent for pricing and details

