



1201 N ARTHUR

ASHE BOULEVARD

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**GROUND FLOOR
RETAIL AVAILABLE**

PROPERTY OVERVIEW

Nearly 3,000 new apartments are under construction or in planning, resulting in close to 5,000 new residents over the next three years.

BIG changes are on the way for Arthur Ashe Boulevard!

The Ace is rising seven stories above Arthur Ashe Blvd with 295 apartments that will be home to over 500 residents. 13,000 SF of retail space is being built to serve both the residents and the surrounding neighborhood across The Ace's Arthur Ashe Blvd frontage.

- **7,000 SF of retail space available**
- One end-cap space with 750 SF of outdoor seating available
- 255' frontage on Arthur Ashe Blvd
- Seeking retail, restaurants, cafés, and fitness users
- 26,000 VPD on Arthur Ashe Blvd
- Q2 2025 Delivery
- On-site professional management
- Developed by: Level 2 Development and SJG Properties

The Ace will provide restaurants and retailers with traditional retail exposure plus a location fronting one of the busiest streets in the city along with on-site residents and thousands of customers within walking distance.



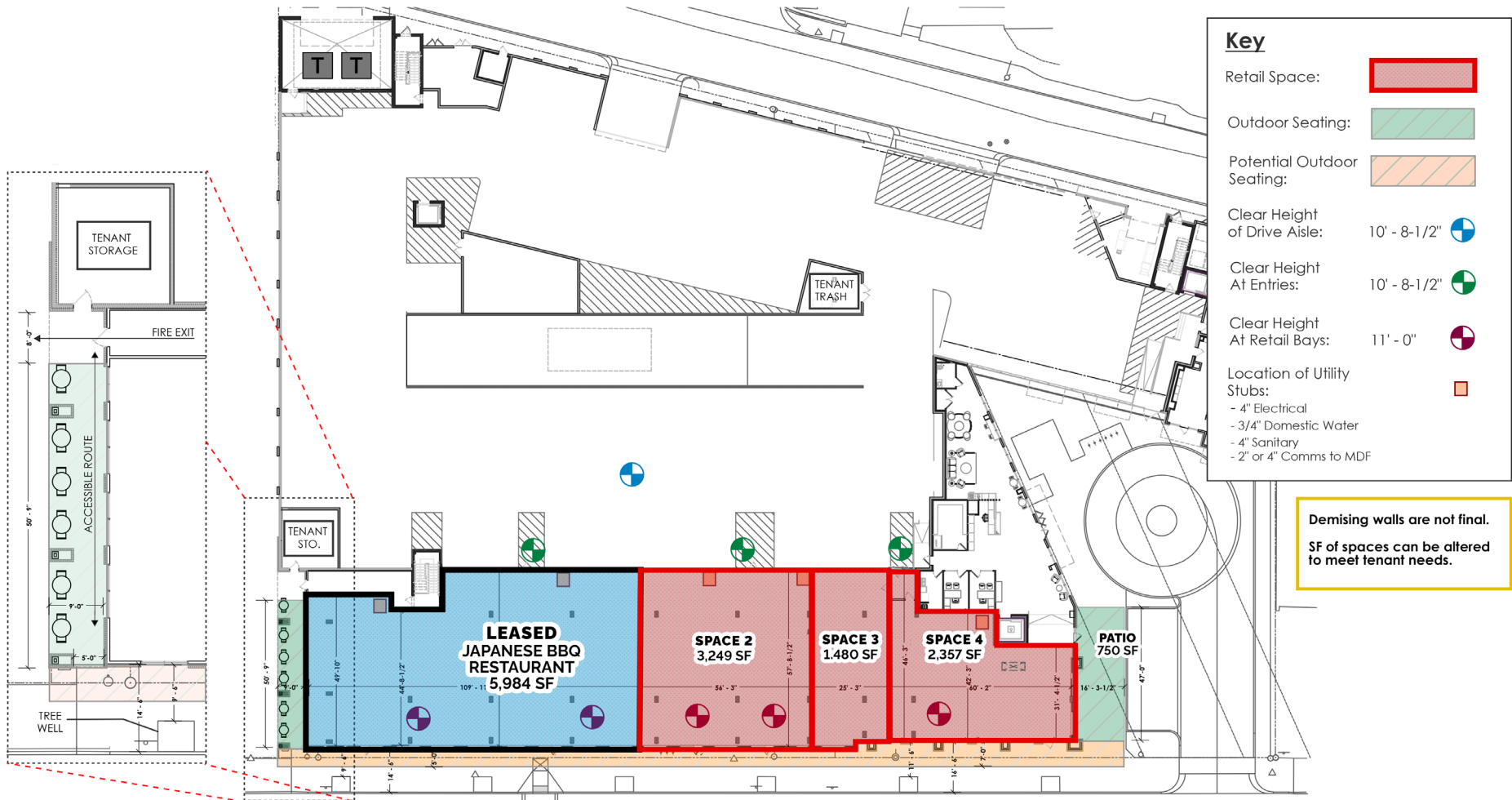
Walkability

87



Bikeability

87



N ARTHUR ASHE BLVD



DEMOGRAPHIC PROFILE AND STATISTICS

Radius	Population	Average HH Income	Growth (2023-2028)	Households	Median Age
5 Minutes	39,908	\$104,637	1.65%	21,002	31.9
10 Minutes	181,504	\$94,224	0.68%	86,444	34.3
15 Minutes	427,064	\$98,347	0.65%	187,942	36.8

Many restaurants with a strong bar presence are experiencing sales volumes exceeding \$1,000 psf

1201 N Arthur Ashe Blvd

LOCAL RETAIL



LOCAL AREA



RESTAURANTS

Fat Dragon
 Don't Look Back
 Peter Chang
 Moore Street Café
 McLean's
 Fighting Fish
 Hofheimer Roof Top
 Nokoribi
 Lamplighter Coffee
 Elsa Café & Market
 Pinky's
 ZZQ
 Perch
 En Su Boca
 Lunch & Supper
 Longoven
 Tazza Kitchen
 Brenner Pass
 Smoke RVA BBQ
 Stella's Market
 Boulevard Burger & Brew
 Wood & Iron
 Lucky AF
 Cabo Fish Taco
 Cochiloco
 Slack tide Fish Co.



ATTRACTIONS

The Broadberry
 Richmond Triangle Players
 TopGolf
 The Diamond
 Bowtie Cinemas
 The Science Museum
 River City Roll



SHOPPING

Class & Trash
 Paisley & Jade
 Vogue Flower Market
 High Point Barbershop & Shave
 Parlor
 Shop Made in VA



BARS

Ardent Craft Ales
 Three Notch'd
 Strangeways Brewing
 Väsen Brewing Company
 Veil Brewing
 Buskey Cider
 The Hof Garden
 Bingo Beer Co
 Black Heath Meadery
 Starr Hill Brewery
 Reservoir Distillery
 Hardywood Brewery
 The Main Line Brewery
 Brambley Park Bar/Winery
 Cirrus Vodka



HOTELS

Quirk
 The Graduate
 The Jefferson
 Linden Row Inn
 Downtown Marriot
 Hilton Richmond Downtown



GROCERIES

Aldi
 Kroger
 Stella's Grocery
 Whole Foods
 Yellow Umbrella



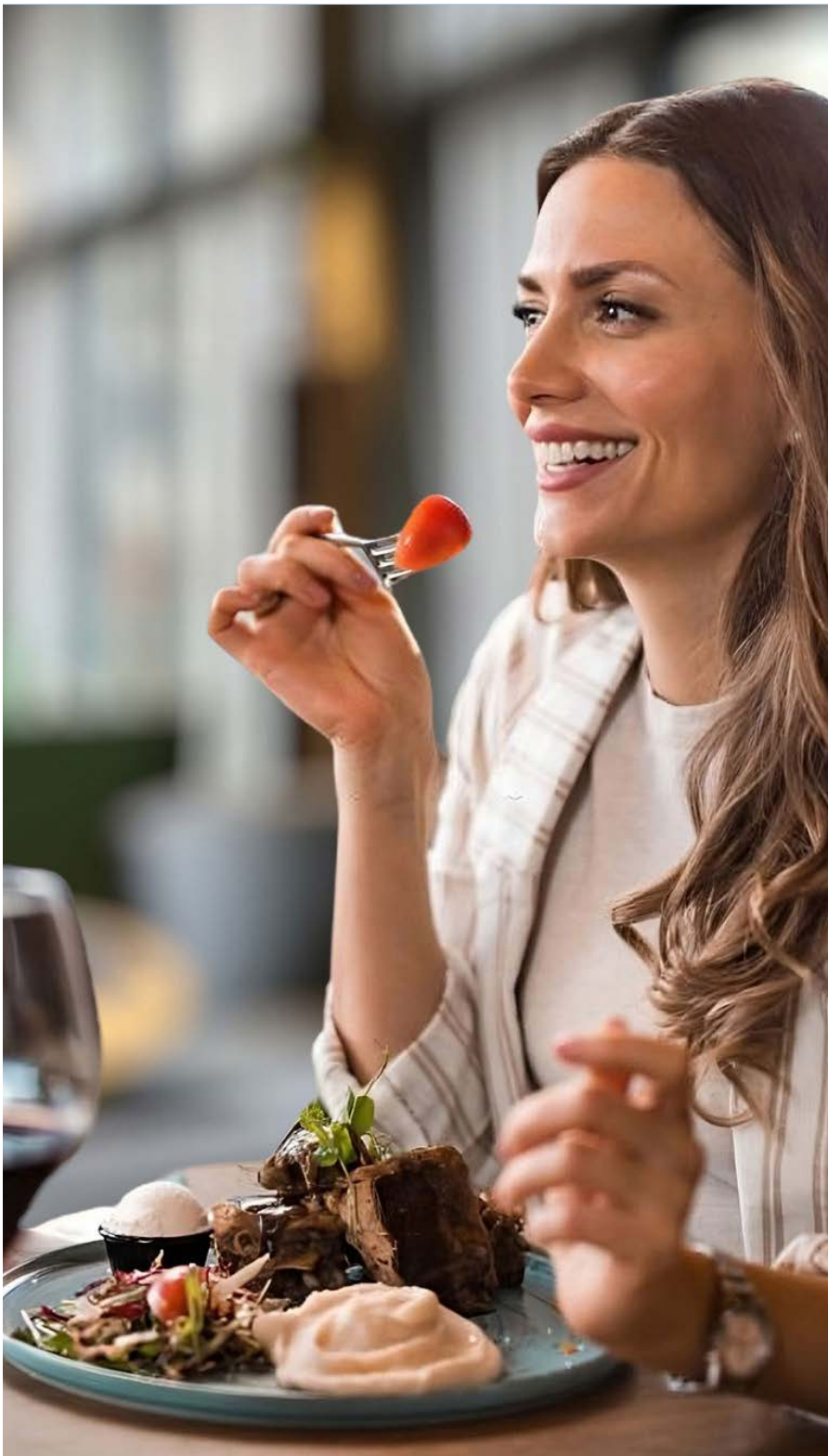
SCHOOLS

Virginia Commonwealth University
 Virginia Union University
 University of Richmond



APARTMENTS

Scott's Edge
 Otis
 Scott's View
 The Preserve
 3600 West Broad
 The Icon
 The Nest
 The Summit
 The Altamont
 GEM at Scott's Collection
 VIV at Scott's Collection
 The Lofts @1723
 Symbol
 Ambience Lofts
 Osprey Lofts
 1 Scott's Addition
 Courtyard Lofts
 The Scout
 INK at Scott's Collection
 Scott's View



Read Goode
Executive Vice President
rgoode@divaris.com
804.335.0554

Rachel James
Associate
rachel.james@divaris.com
540.322.6627

