

FOR SALE

DEVELOPMENT OPPORTUNITY

4218 - 4224 W. Broad St | Richmond, VA 23230



S.L. NUSBAUM
REALTY CO.



REID CARDON

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PROUD PARTNER

XTEAM

RETAIL ADVISORS

PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	\$3,250,000
Lot Size:	1.635 Acres
Price / Acre:	\$1,987,768
Zoning:	TOD-1

[About Scott's Addition - Click Here!](#)

[Diamond District Redevelopment - Click Here!](#)

[VCU Athletic Village - Click Here!](#)

PROPERTY OVERVIEW

Excellent West Broad Street Development Opportunity in the Scott's Addition market area

PROPERTY HIGHLIGHTS

- Excellent monthly income with six long-term tenants
- Property is fully leased (no long-term leases)
- W. Broad St - 24,000 VPD; I-195 - 74,000 VPD
- ±256' frontage on W. Broad Street

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Daytime Population	25,023	70,442	148,781
Total Population	11,899	49,024	112,746
Household Income	\$120,384	\$130,852	\$113,048

TRADE AREA

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TRADE AREA SCOTT'S ADDITION

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CONTACT INFORMATION

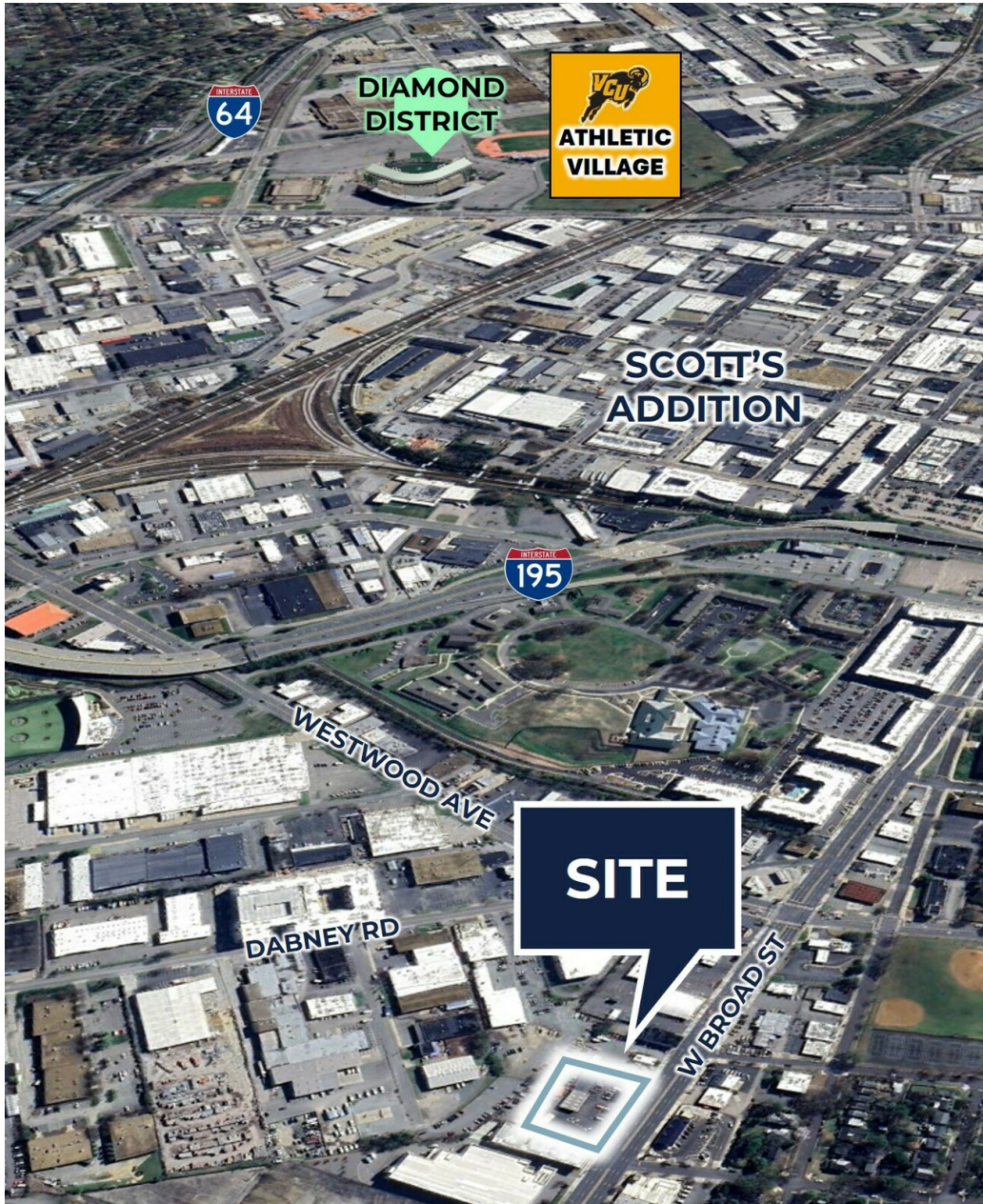
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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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