



4101
WEST BROAD ST

1 ACRE SITE

±7,000 SF BUILDING

**HIGH VISIBILITY
DRIVE THRU**

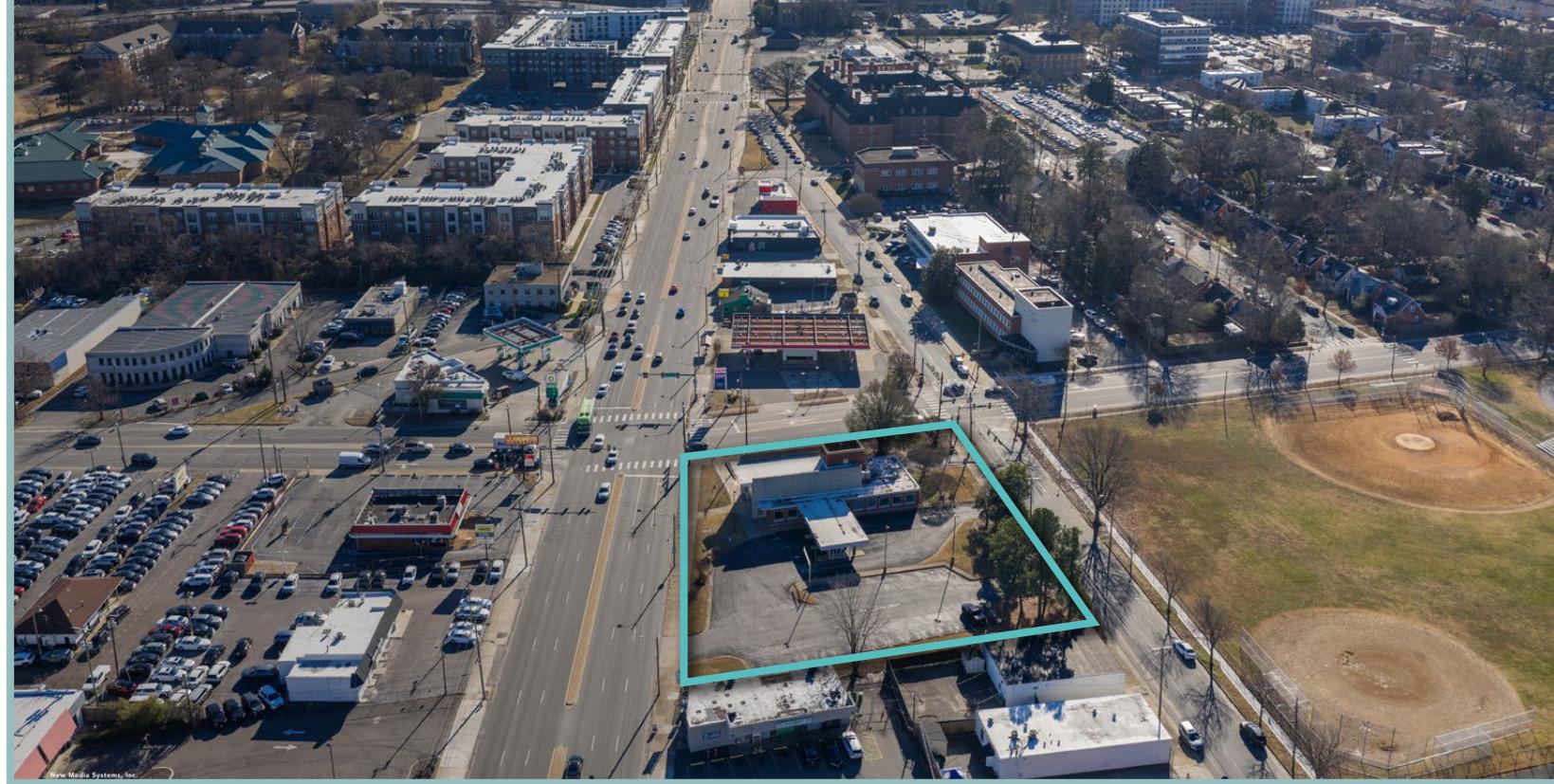
**Potential Multifamily
180-300 ± Units**

CBRE

PROPERTY HIGHLIGHTS

AVAILABLE

- + **±1.0-acre site zoned TOD** (Transit-Oriented Development)
- + Prominent **hard-corner location** at W Broad St & Malvern
- + **Former Bank of America branch**
- + **±7,000 SF building** with three drive-thru lanes plus one dedicated ATM lane
- + Excellent Visibility and **Frontage on Broad & Malvern Ave**



POTENTIAL MULTIFAMILY REDEVELOPMENT FILL IN SITE

- + **Transit-Oriented Development (TOD) zoning** supporting higher-density development
- + Prime location at **Broad St & Malvern** with strong access and visibility
- + Potential for **up to 12 stories** (subject to POD approval)
- + **Mid-rise scenario:** ~6 stories / ±180 residential units
- + **Scenario:** up to ~12 stories / ± 300 high rise residential units

NEARBY RETAILERS



UNLOCKING EXCEPTIONAL POTENTIAL

Unlock exceptional potential at a strategically vital signalized intersection, serving as the direct entry point from Richmond's wealthiest communities. Enjoy seamless interstate connectivity, expanding your reach in all directions.

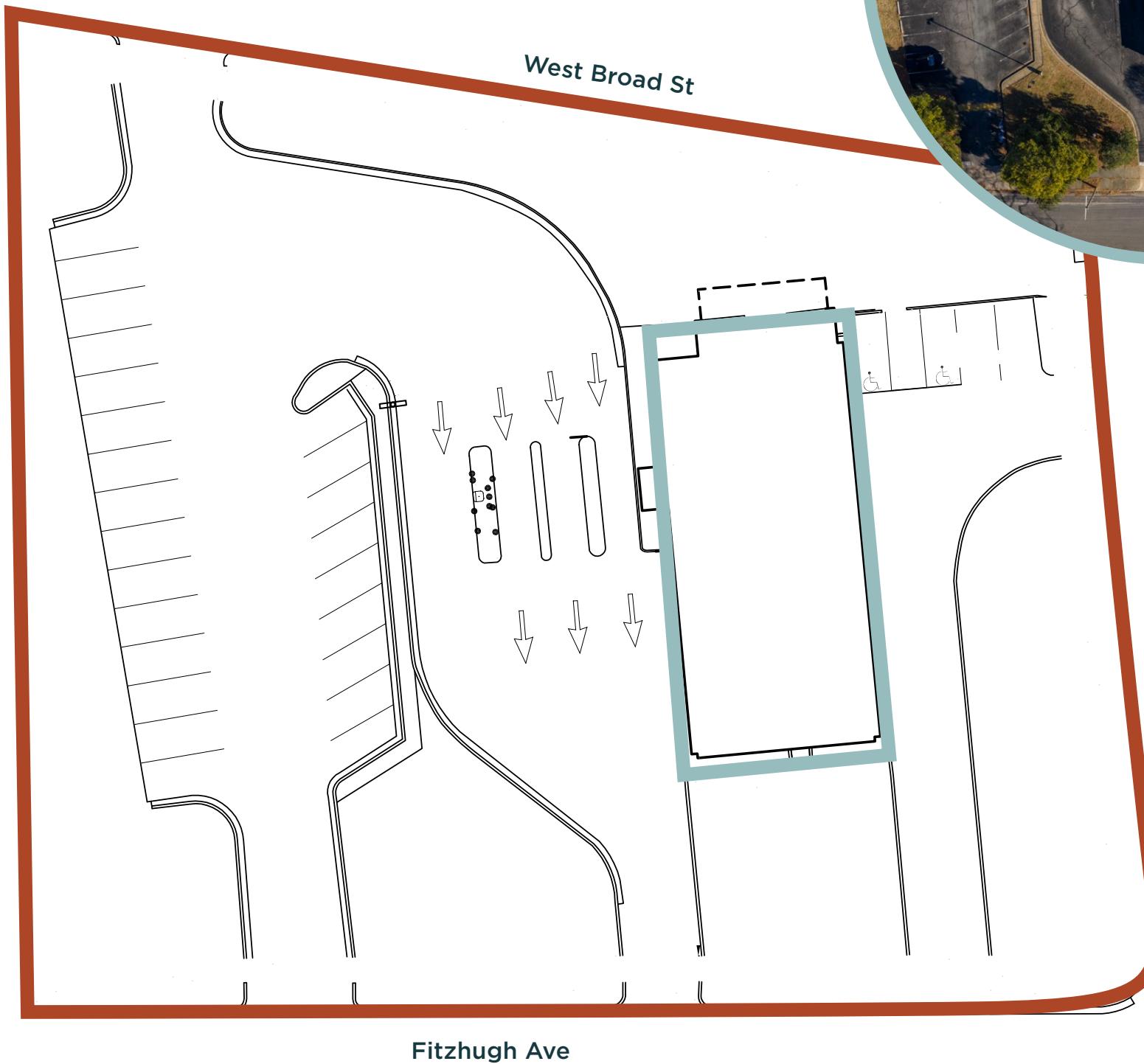
This location is at the heart of Richmond's westward expansion, prime for visionary redevelopment. Leverage the advantages of TOD-1 zoning, which is poised to redefine the 0.75-mile stretch between Malvern Road & Staples Mill Road.

Over the next 12 months, this dynamic corridor will evolve dramatically, welcoming a significant influx of residents, premier retail, and innovative office spaces.



AVAILABLE RETAIL

- ±1.0-acre site zoned TOD
- ±7,000 SF building



DEMOGRAPHICS

1, 3, 5, MILES

POPULATION

6,396 | 32,938 | 98,127

MEDIAN AGE

36.9 | 36.2 | 34.7

MEDIAN HH INCOME

\$137,154 | \$114,076 | \$108,323

DAYTIME POPULATION

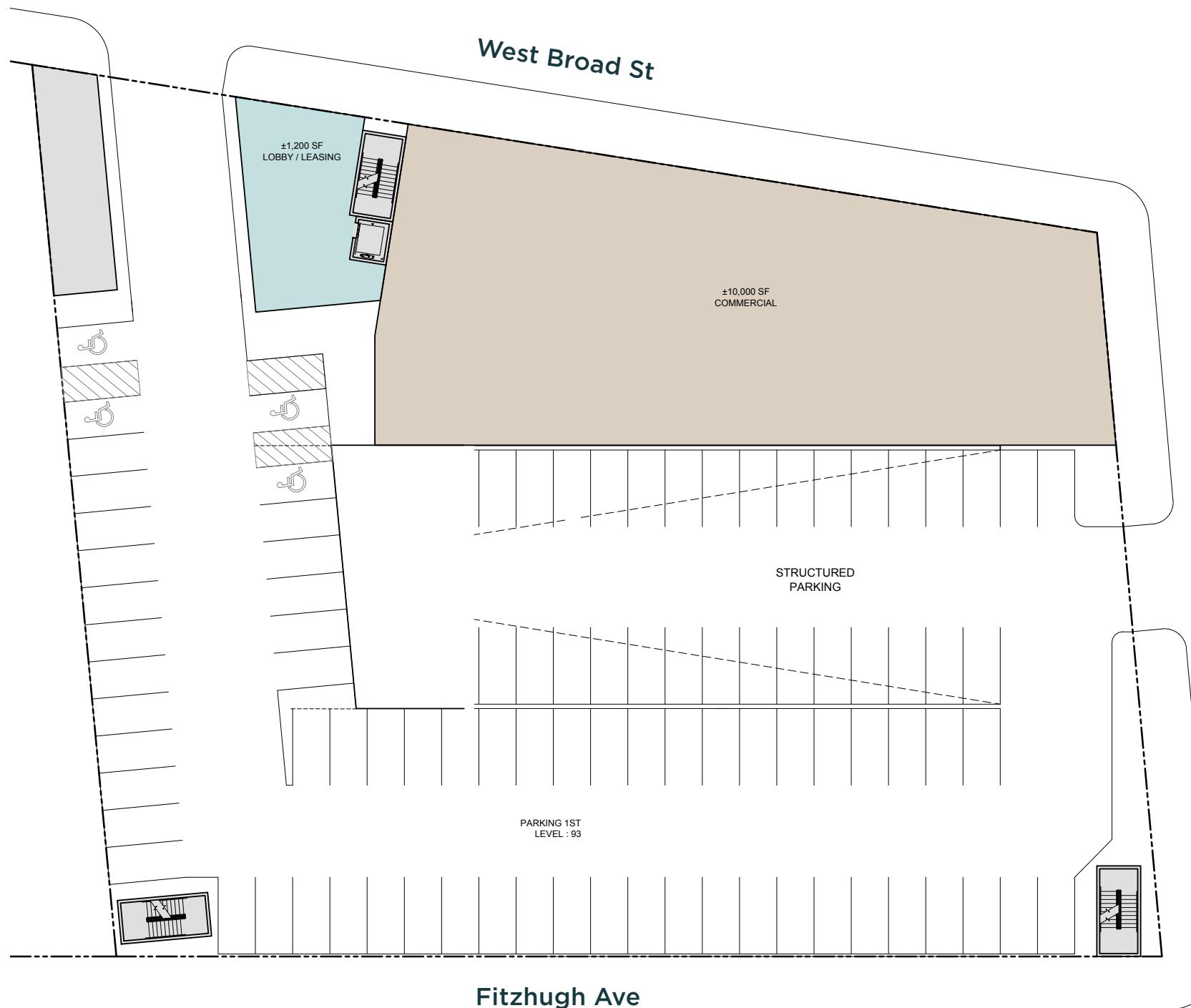
7,457 | 37,581 | 187,428

EDUCATION

86.1% | 84.5% | 80.4%

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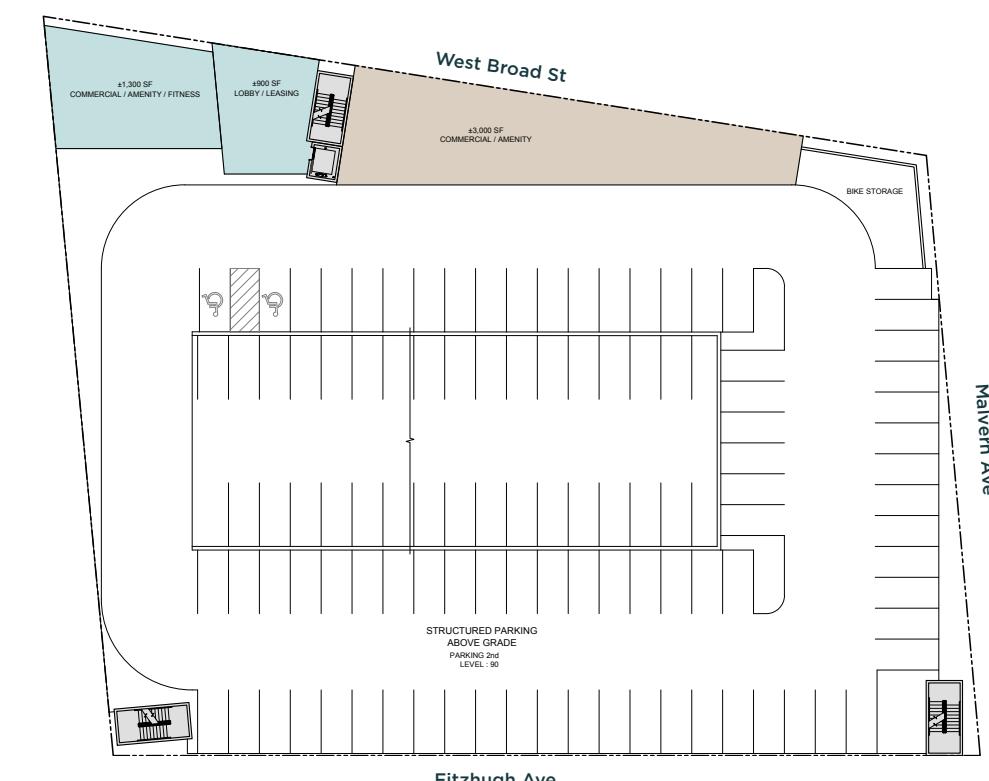
LEVEL 1



TYPICAL RESIDENTIAL LEVELS 3-7



COMMERCIAL / PARKING LEVEL 2



MEET YOUR **CUSTOMER**



MODERN RENTERS

- **Transit-First Base:** Daily riders commuting via the Pulse Bus line, with heavy weekday traffic and walkability to nearby amenities.
- **Dense, Convenience Demand:** Renters value speed—grab-and-go food, coffee, quick-service, and essentials nearby.
- **All-Day Activity:** Office tenants & suburban commuters plus residents and visitors support midday, evening, and weekend spend.
- **High-Visibility Location:** Main neighborhood artery intersection deliver repeat exposure and strong signage/brand impressions for retailers.



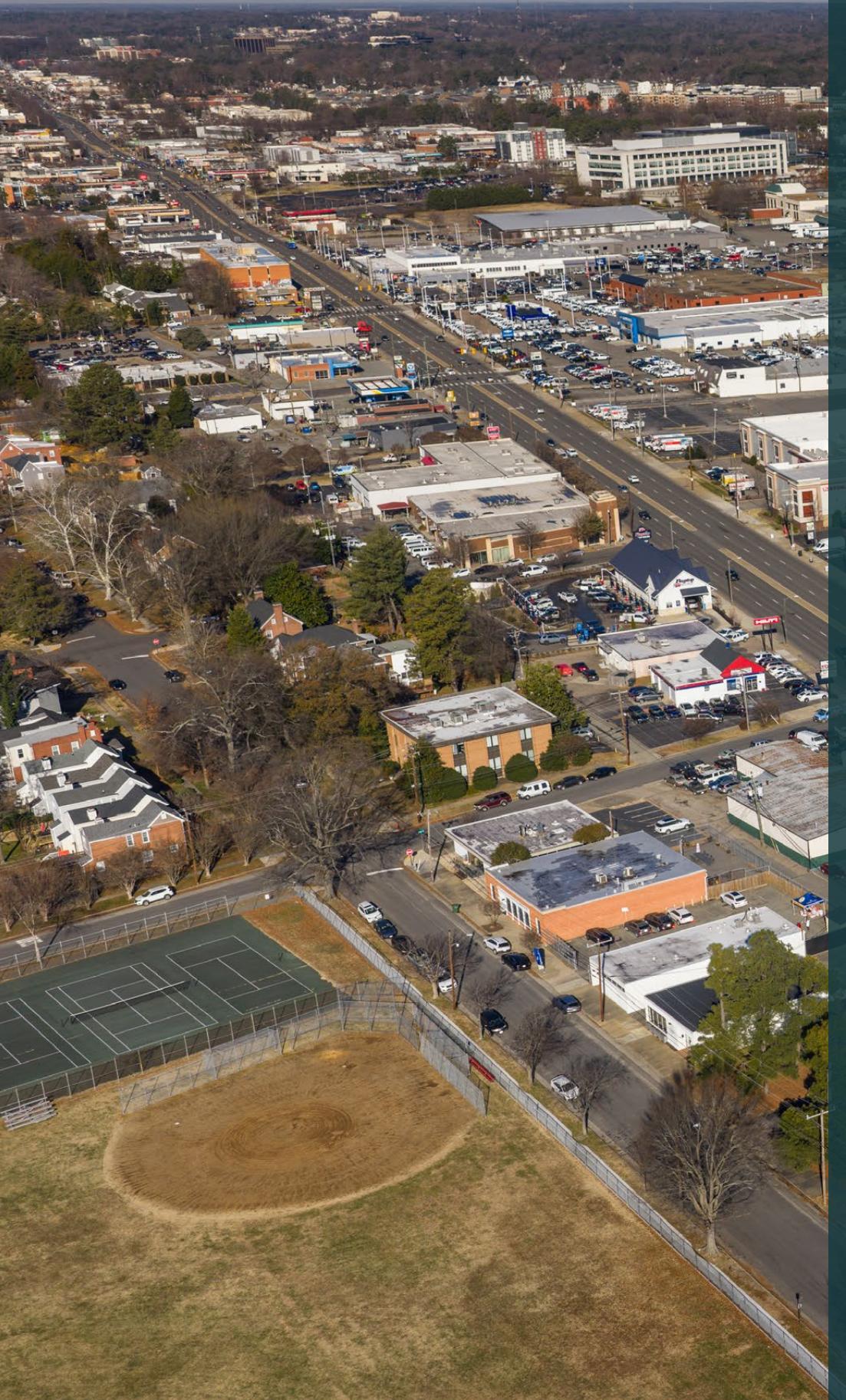
EMERGING HUB

- **Growing Daily Demand:** New residential, retail and office growth is building steady foot traffic.
- **Convenience-Driven Spend:** Focus on everyday needs like coffee, fast casual, fitness, and services.
- **Expanding Activity Window:** Daytime usage with increasing evening and weekend visits.
- **Early Mover Advantage:** Low competition allows brands to establish presence before full market buildout.



GREEN CORE

- **Health-Driven Demand:** Strong interest in fresh food, fitness, and wellness-oriented retail.
- **Local & Sustainable:** Preference for organic, eco-friendly, and locally sourced brands.
- **Day-to-Evening Use:** Residents support consistent activity beyond peak commuter hours.
- **Community Appeal:** Neighborhood-focused spaces encourage repeat visits and loyalty.



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FOR MORE INFORMATION

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