

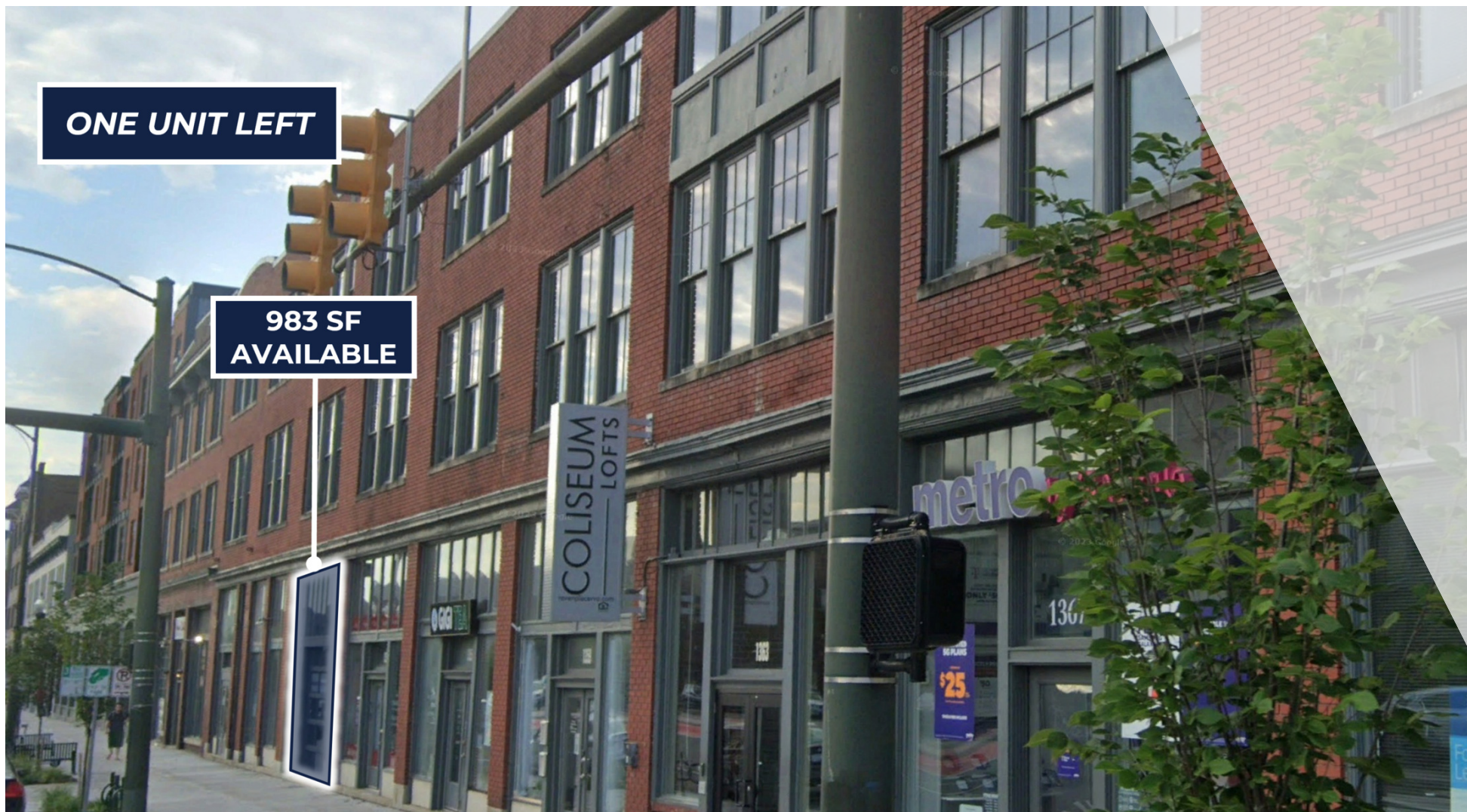
FOR LEASE

RETAIL/OFFICES AT COLISEUM LOFTS

1335 - 1387 West Broad Street | Richmond, VA 23220



S.L. NUSBAUM
REALTY CO.



ONE UNIT LEFT

983 SF
AVAILABLE

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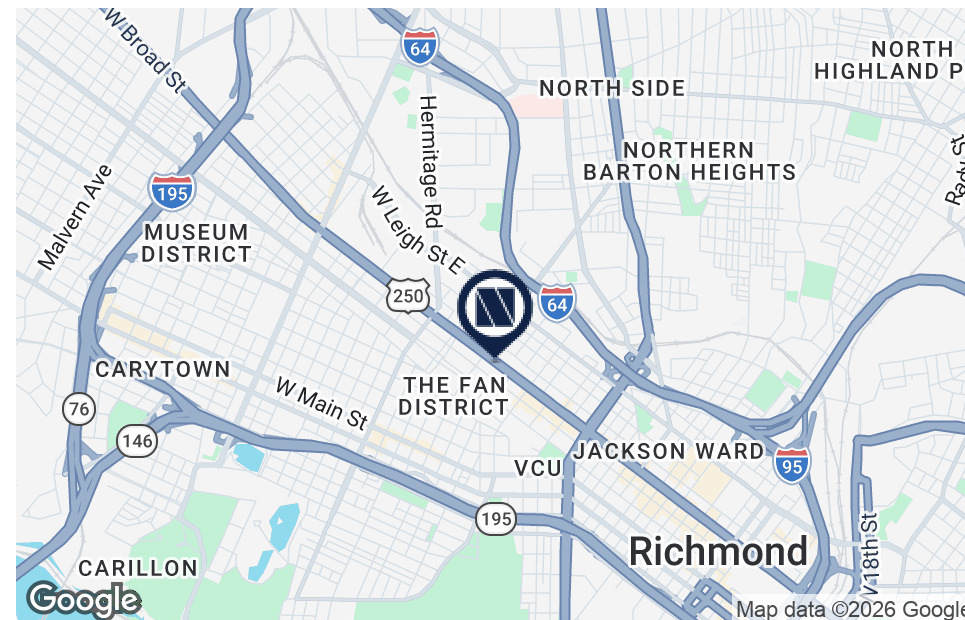
PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (Gross)
Building Size:	90,720 SF
Available SF:	Unit 1347 - 983 SF
Zoning:	B-6

COSTAR CENTER FOR ARTS & INNOVATION

SAUER CENTER REDEVELOPMENT

NEW RONALD MCDONALD HOUSE

PROPERTY OVERVIEW

Prominently located on West Broad St across from the iconic Siegal Center, VCU's premier athletic and event arena, Kroger and other major retailers, offering unmatched visibility and foot traffic

PROPERTY HIGHLIGHTS

- All utilities included
- This mixed-use asset combines residential apartments with street-level retail
- Excellent accessibility to public transportation and quick access to I-64
- Walkable to VCU's campus and surrounded by national retailers
- Strong demographics
- Waitlist for parking is available

INTERIOR PHOTO - 1347

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1347 W Broad St Interior

TRADE AREA

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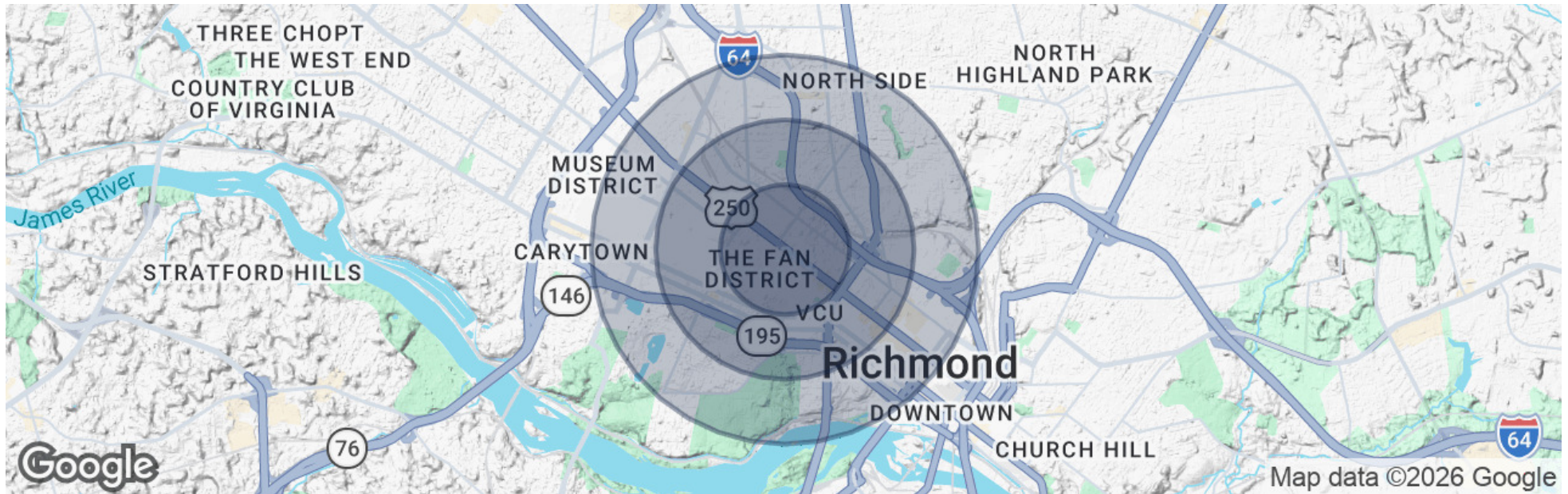
DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	13,164	35,934	55,805
Daytime Population	24,994	50,573	90,732

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	4,838	15,496	26,364
Average HH Income	\$100,555	\$94,229	\$96,672

CONTACT INFORMATION

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