

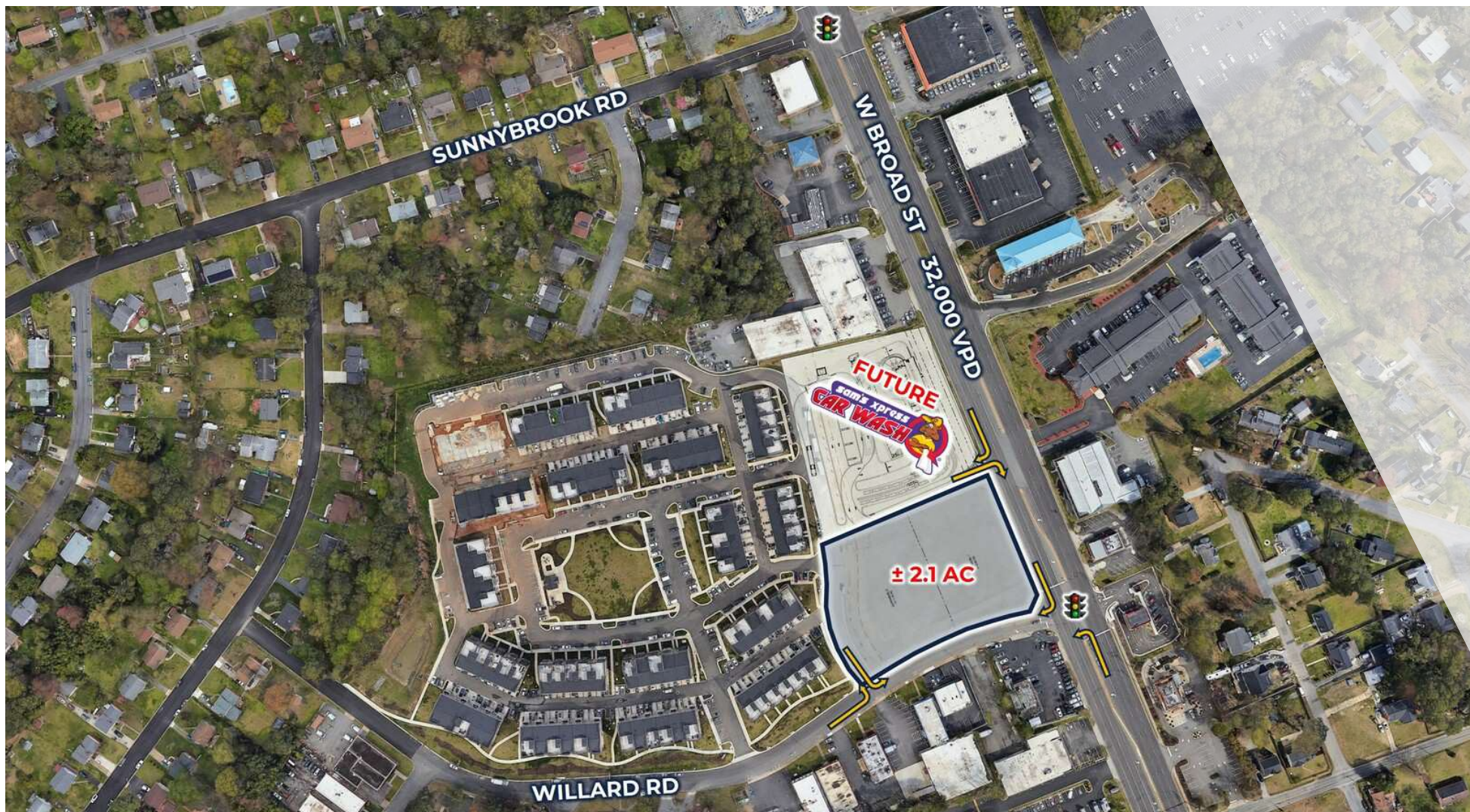
FOR SALE | GROUND LEASE | BTS

BROAD STREET LANDING OUTPARCELS

7411 West Broad Street | Richmond, VA 23294



S.L. NUSBAUM
REALTY CO.



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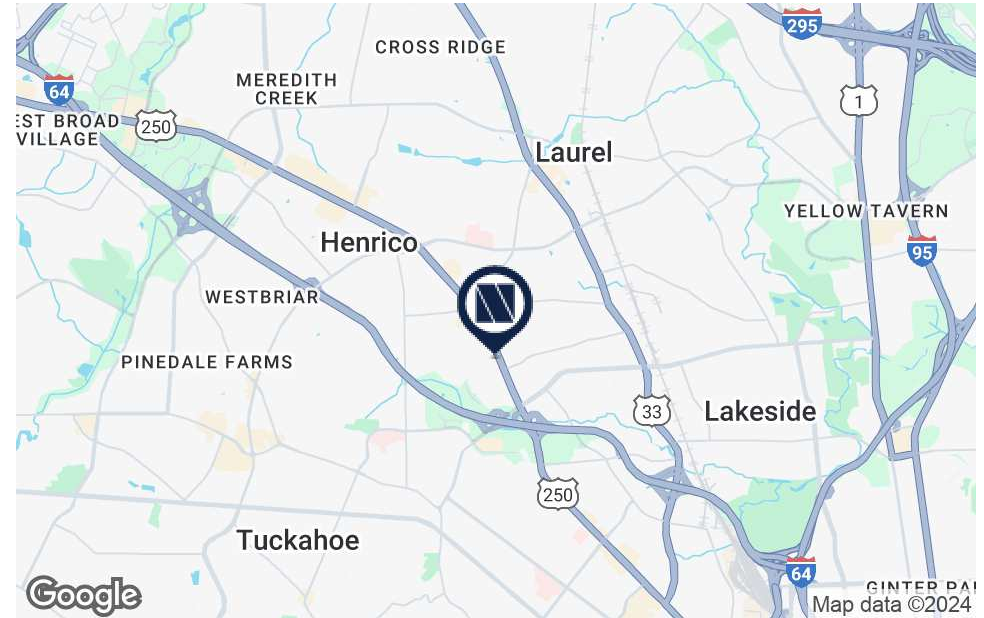
PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price/Lease Rate	Call Agent
Lot Size:	±2.1 Acres
Zoning:	M-1

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Population	96,668	227,301	389,130
Total Households	40,020	95,000	160,953
Average HH Income	\$105,654	\$124,345	\$122,249

PROPERTY OVERVIEW

±2.1 Acre Outparcel - Hard Corner Location - For Sale / Ground Lease / BTS

PROPERTY HIGHLIGHTS

- One of the only remaining sites available on the entire W. Broad corridor
- Adjacent to Future Sam's Xpress Car Wash
- M-1 zoning allows a wide variety of commercial uses
- Utilities Available - Offsite SWM

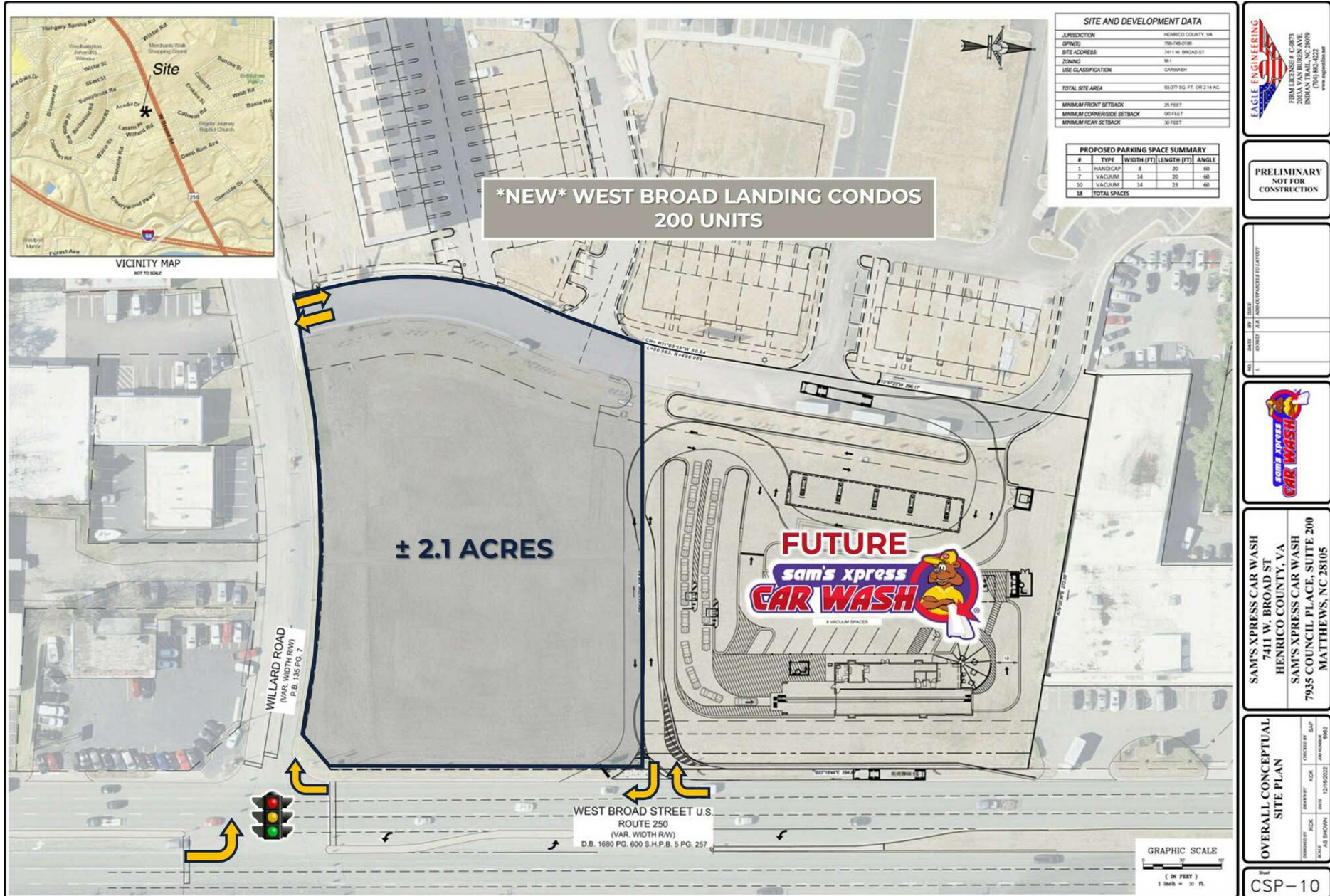
CONCEPT PLAN

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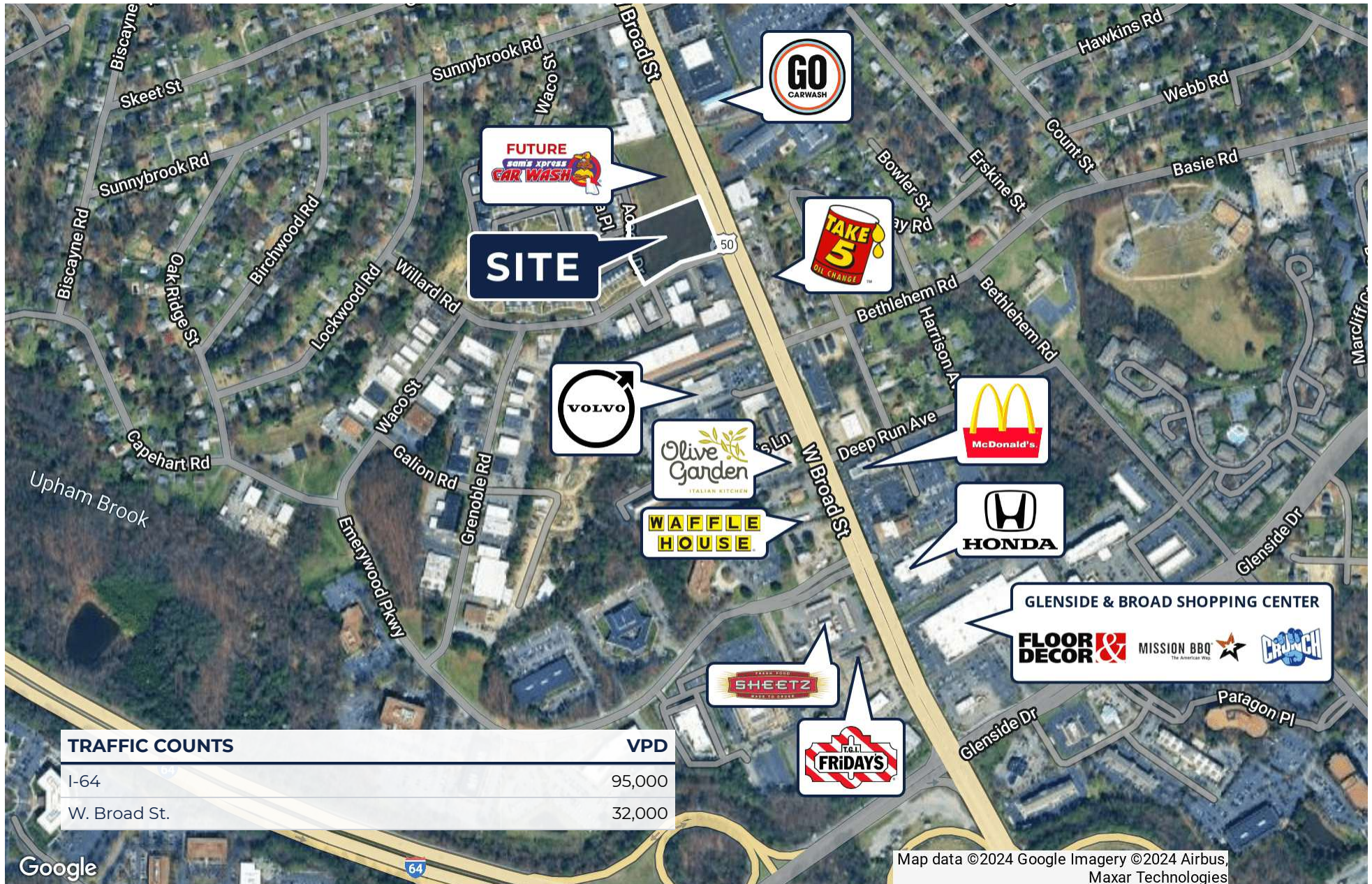
TRADE AREA

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CONTACT INFORMATION

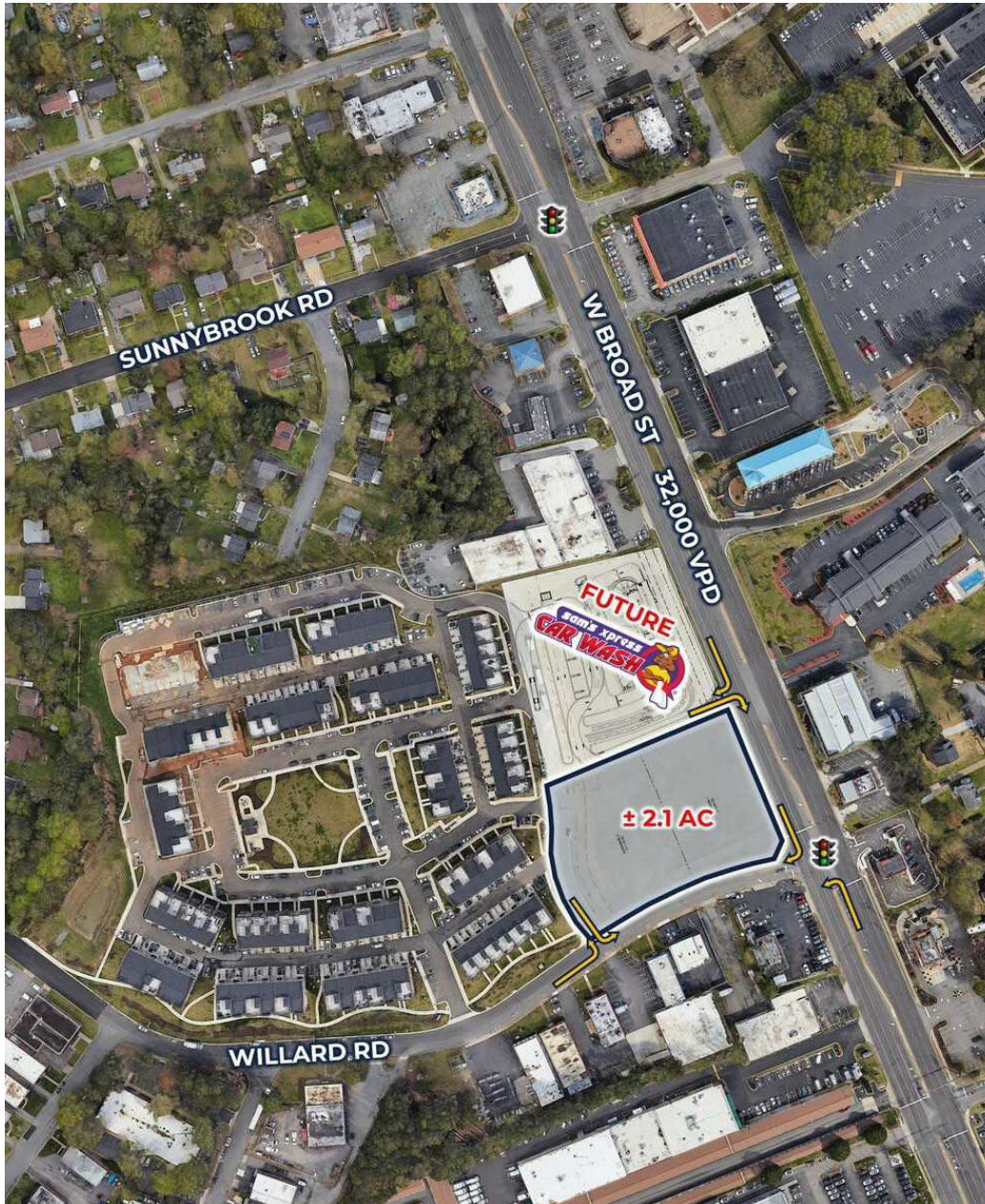
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