

FOR SALE

[VIEW PROPERTY WEBSITE](#)

Revitalized Manchester District Development

Maury Street & Marx Street, Richmond, VA 23224



Exclusive Agents:

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Working Hard, Working Smart... For Our Customers

Historic Manchester District Portfolio

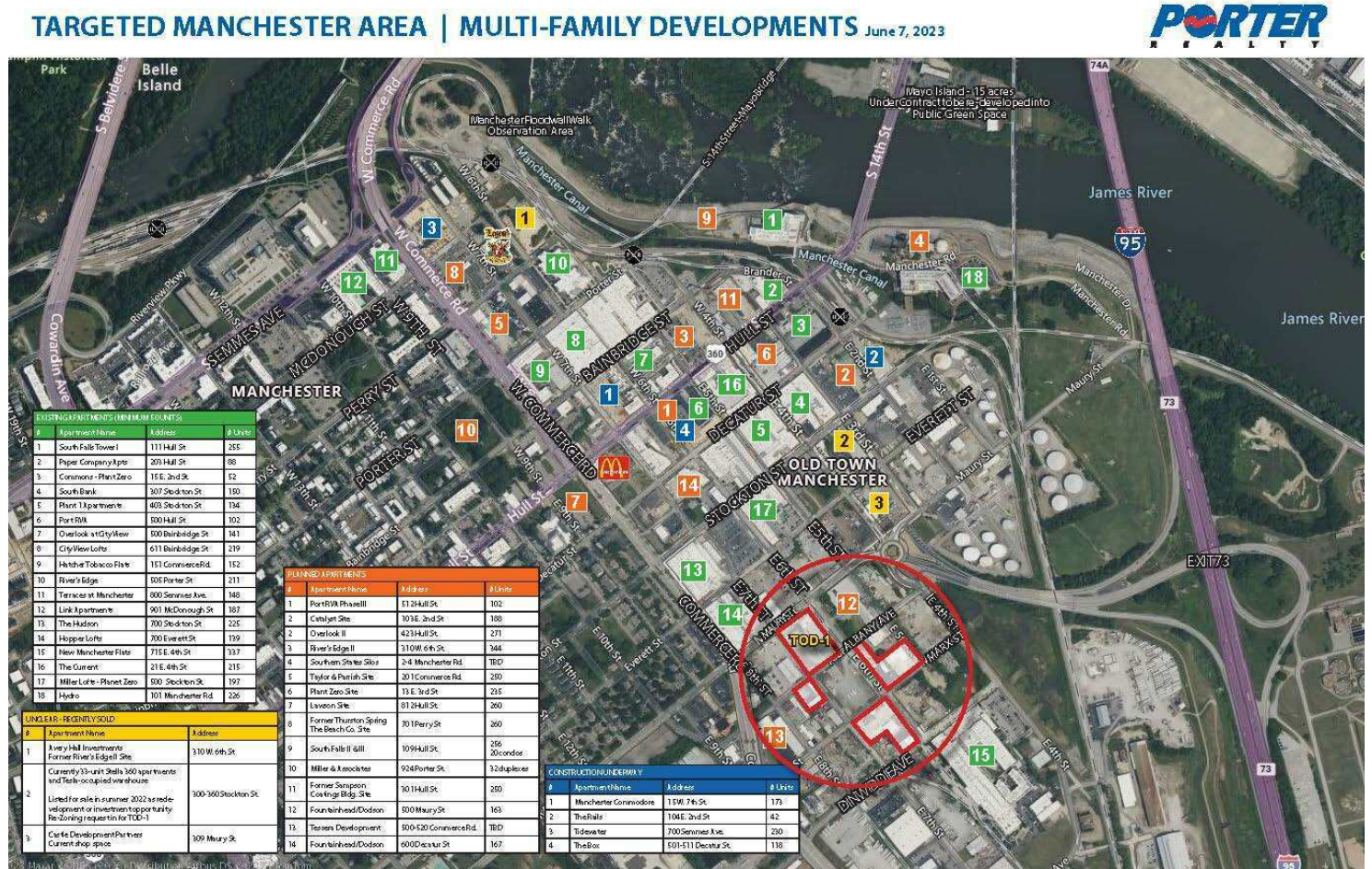
- 5.07 total acres (current office/shop facilities)
- 2 acres fronting Maury St. is Zoned TOD-1
- Located South of Downtown Richmond
- Immediate I-95 access at Maury Street (Exit 73)
- I-95 Exit redesign at Maury Street/roundabout installation completed in 2022
- Located in revitalized Manchester district
- Opportunity Zone & Enterprise Zone location
- Master planned for Destination Mixed-Use
- Call for more information



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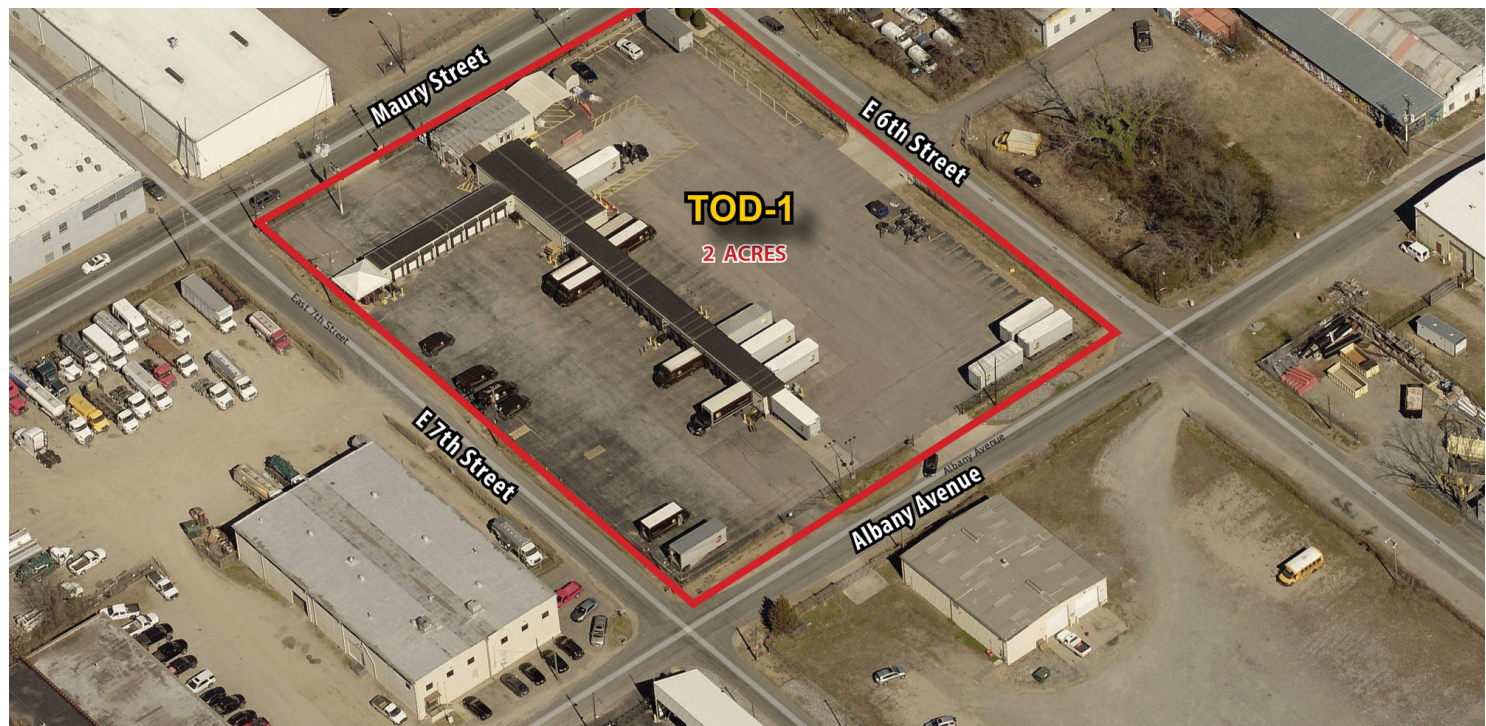
Maury Street & Marx Street, Richmond, VA 23224

Redevelopment Opportunity



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Redevelopment Opportunity



PARCEL SUMMARY

Tax Parcel:	S000-0221-003
Tax Parcel:	S000-0221-011
Tax Parcel:	S000-0221-002
Tax Parcel:	S000-0221-001
Acreage:	2.00 Acres

PROPERTY HIGHLIGHTS

- Zoned TOD-1
- 600 Maury Street: 0.0541 Acre
- 610 Maury Street: 0.898 Acre (Includes Office)
- 601 Albany Street: 0.0541 Acre
- 603 Albany Street: 0.8996 Acre
- Includes Alleyway

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PARCEL SUMMARY

Tax Parcel: S000-0273-007

Acreage: 0.431 Acre

PROPERTY HIGHLIGHTS

- Zoned M-2
- 700 Albany Avenue: 0.431 Acre (Includes 5,750 SF Shop Building)
- Additional Covered Storage Structures On Site

Market: Richmond

Submarket: Manchester

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PARCEL SUMMARY

Tax Parcel:	S000-0271-002
Tax Parcel:	S000-0271-001
Tax Parcel:	S000-0271-018
Tax Parcel:	S000-0271-017
Tax Parcel:	S000-0271-016
Tax Parcel:	S000-0271-010
Acreage:	1.1362 Acres

PROPERTY HIGHLIGHTS

- Zoned M-2
- 508 Albany Avenue: 0.1081 Acre
- 510 Albany Avenue: 0.1117 Acre
- 519 Marx Street: 0.1117 Acre
- 517 Marx Street: 0.1081 Acre
- 515 Marx Street: 0.1129 Acre
- 507 Marx Street: 0.5837 Acre (Includes 6,004 SF Shop)

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PARCEL SUMMARY

Tax Parcel:	S000-0322-005
Tax Parcel:	S000-0322-001
Tax Parcel:	S000-0322-009
Acreage:	1.4996 Acres

PROPERTY HIGHLIGHTS

- Zoned M-2
- 600 Marx Street: 0.4996 Acre (Includes 4,500 SF Shop Buildings)
- 608 Marx Street: 0.5004 Acre (Includes 2,000 SF Office/Shop Buildings)
- 601 Dinwiddie Avenue: 0.4996 Acre (Includes 4,560 SF Shop Building)

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	1 MILE	3 MILES	5 MILES
DEMOGRAPHICS			
Total population	7,610	97,557	231,073
Median age	32.3	30.0	32.8
Median age (Male)	33.8	28.6	31.3
Median age (Female)	31.0	31.4	34.0
Total households	13,129	38,447	93,970
Total persons per HH	2.4	2.5	2.5
Average HH income	\$41,326	\$42,815	\$51,333
Average house value	\$189,141	\$203,259	\$226,667

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