

# FOR SALE

## MANCHESTER MIXED-USE BUILDINGS

1306 & 1308 Hull St | Richmond, VA 23224



**S.L. NUSBAUM**  
REALTY CO.



### NATHAN SHOR

Senior Vice President | Partner  
O. 804.944.2399  
C. 804.539.7404  
nshor@slnusbaum.com

### ANDREW PEGALIS

Development & Acquisitions  
O. 804.944.9272  
C. 804.678.8816  
apegalis@slnusbaum.com

### ELLIOT WARSOF

Senior Associate  
O. 804.320.7600  
C. 804.944.9266  
ewarsof@slnusbaum.com

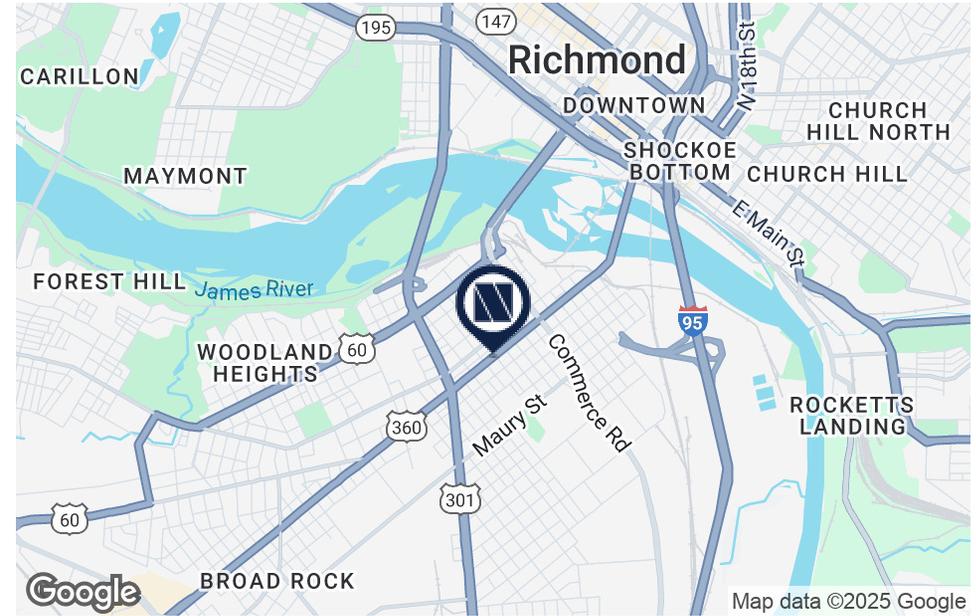
# PROPERTY SUMMARY

## MANCHESTER MIXED-USE BUILDINGS

1306 & 1308 Hull St | Richmond, VA 23224



**S.L. NUSBAUM**  
REALTY CO.



### OFFERING SUMMARY

|                 |  |
|-----------------|--|
| Sale Price:     | \$850,000 (\$425,000 each)                                 |
| Building Sizes: | 1306 Hull St - 1,200 SF<br>1308 Hull St (Front) - 1,200 SF |
| Lot Size:       | 0.6 Acres (0.3 Acres each)                                 |
| Zoning:         | B-5  |

**Richmond CARE and Enterprise Zones**

**Richmond Development Tracker**

### PROPERTY OVERVIEW

**Mixed-Use Opportunity for Investor or Owner Occupant**

### PROPERTY HIGHLIGHTS

- Mixed-use commercial/residential opportunity
- Certified Opportunity Zone
- Eligible for Richmond CARE and Enterprise Zone Programs

### DEMOGRAPHICS

|                    | 1 MILE   | 2 MILES  | 3 MILES  |
|--------------------|----------|----------|----------|
| Total Population   | 13,966   | 56,270   | 127,302  |
| Daytime Population | 11,513   | 127,445  | 186,857  |
| Total Households   | 7,709    | 28,959   | 58,858   |
| Average HH Income  | \$81,517 | \$88,362 | \$90,679 |

# EXTERIOR PHOTO

MANCHESTER MIXED-USE BUILDINGS

1306 & 1308 Hull St | Richmond, VA 23224



S.L. NUSBAUM  
REALTY CO.



# TRADE AREA

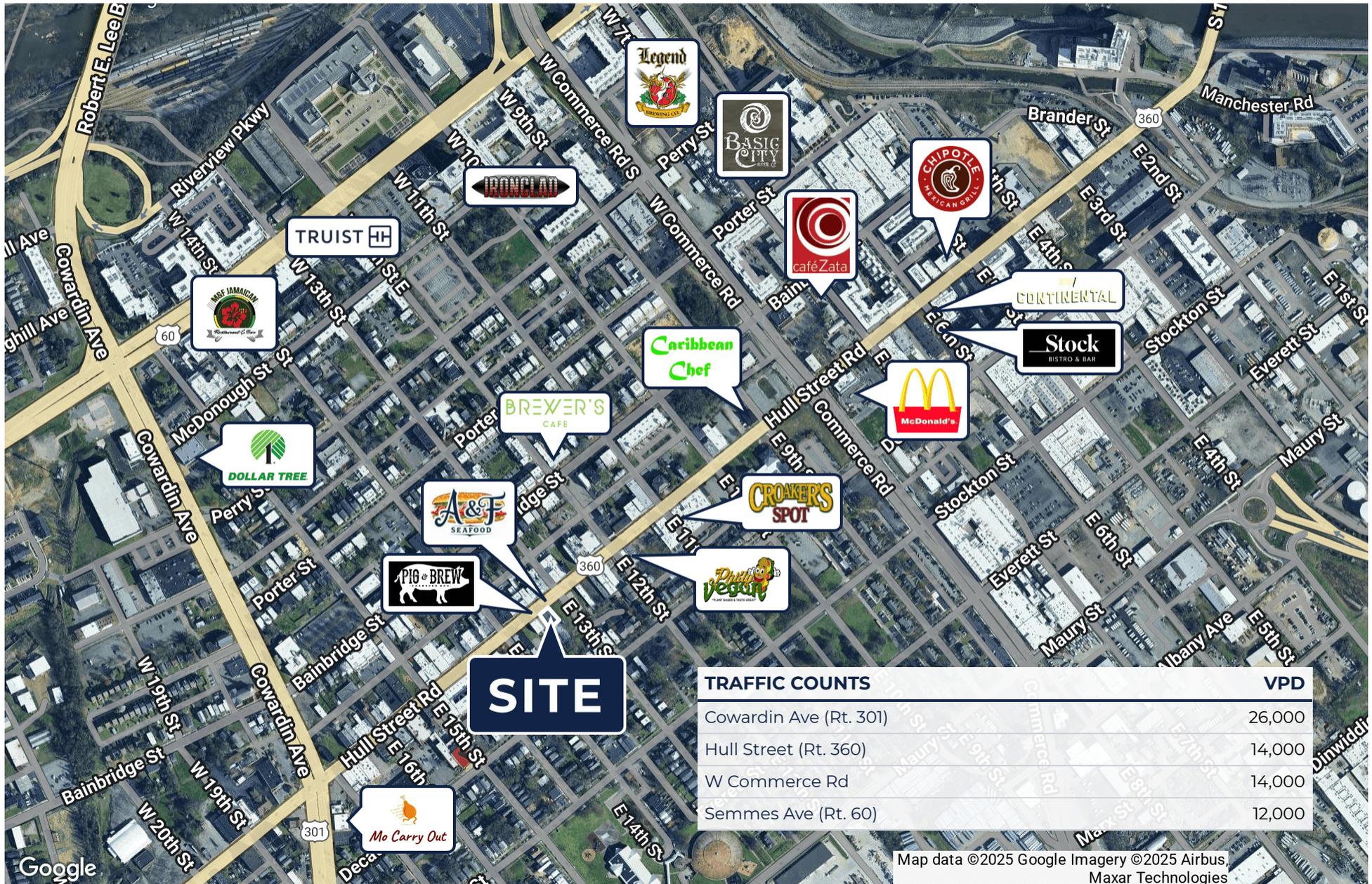
## MANCHESTER MIXED-USE BUILDINGS

1306 & 1308 Hull St | Richmond, VA 23224



S.L. NUSBAUM

REALTY CO.



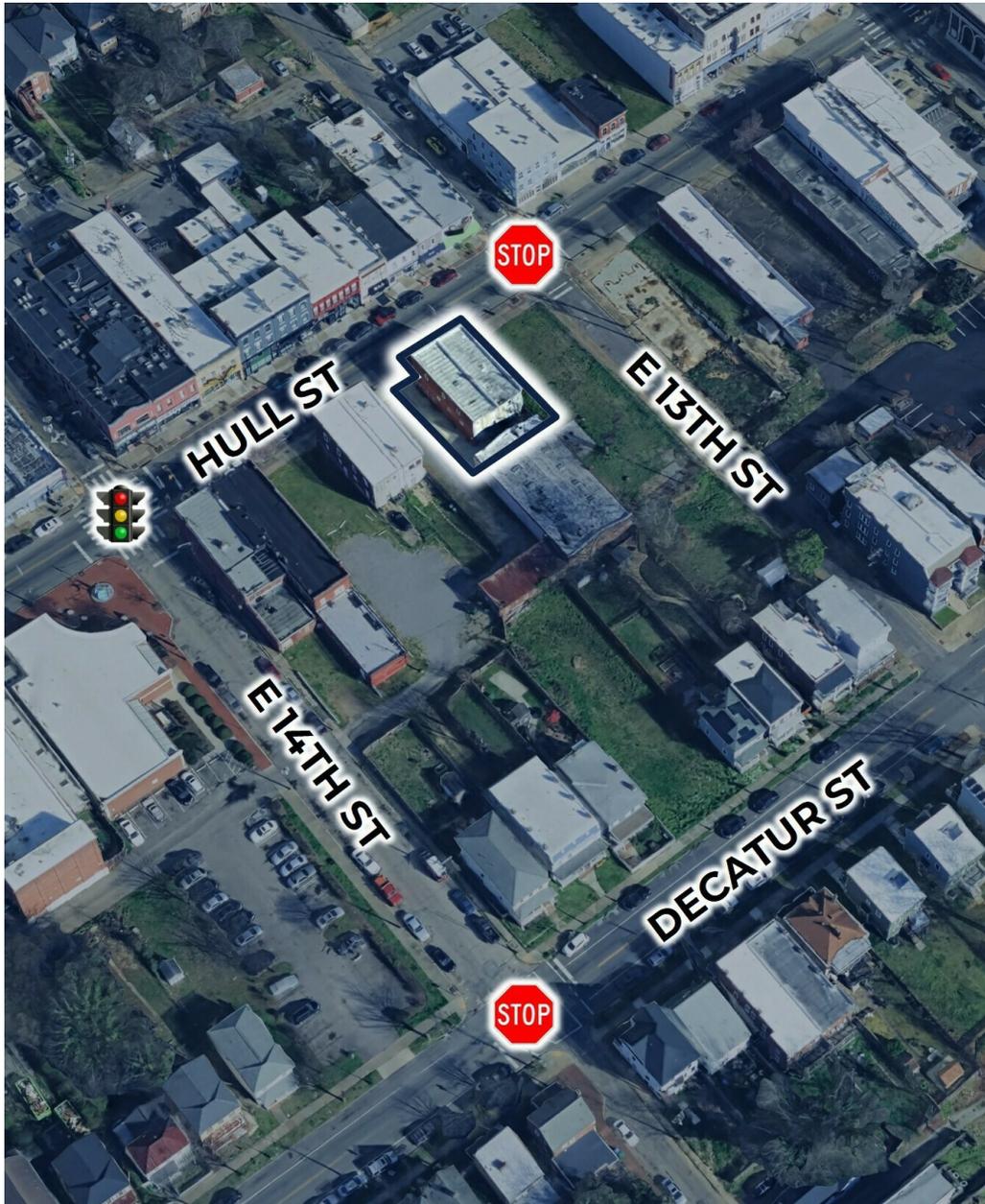
Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

# CONTACT INFORMATION

MANCHESTER MIXED-USE BUILDINGS  
1306 & 1308 Hull St | Richmond, VA 23224



S.L. NUSBAUM  
REALTY CO.



## NATHAN SHOR

Senior Vice President | Partner  
C. 804.539.7404  
O. 804.944.2399  
nshor@slnusbaum.com

## ANDREW PEGALIS

Development & Acquisitions  
C. 804.678.8816  
O. 804.944.9272  
apegalis@slnusbaum.com

## ELLIOT WARSOFF

Senior Associate  
C. 804.944.9266  
O. 804.320.7600  
ewarsoff@slnusbaum.com

### COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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.

[CLICK HERE TO LEARN MORE](#)

### DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.