

FOR SALE

PRIME DIAMOND DISTRICT DEVELOPMENT SITE

3207 & 3215 N. Arthur Ashe Blvd | Richmond, VA 23230



S.L. NUSBAUM
REALTY CO.

MAJOR PRICE REDUCTION!

SITE

**DIAMOND
DISTRICT
REDEVELOPMENT**

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**ATHLETIC
VILLAGE**
[CLICK HERE](#)

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RETAIL ADVISORS

PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	\$11,495,000
Total Acres:	4.05
Zoning:	3207 N. Arthur Ashe – 3.47 AC – RO-3 3215 N. Arthur Ashe – 0.58 AC – B-2
Anticipated TOD-1 Zoning	

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	128,400	258,447	434,956
Daytime Population	172,333	348,417	519,630
Total Households	60,206	119,110	191,7458
Average Household Income	\$105,214	\$106,634	\$100,575

PROPERTY OVERVIEW

Prime Development Site on N. Arthur Ashe Blvd, near The Diamond District Redevelopment site and VCU Athletic Village!

PROPERTY HIGHLIGHTS

- City and community are in favor of a multifamily development
- At the I-64 Exit to The Diamond District and Historic Scott's Addition (Exit 78).
- New VCU Athletic Village and New Baseball Stadium under construction
- The Diamond District will include a 180-room hotel, 1,100 multi-family units, offices and 58,000 SF of retail space
- Minutes away from breweries, restaurants and more! Live, work and play in the hottest area in the Richmond Market
- I-64 VPD = 160,000 & N. Arthur Ashe Blvd = 24,000 VPD

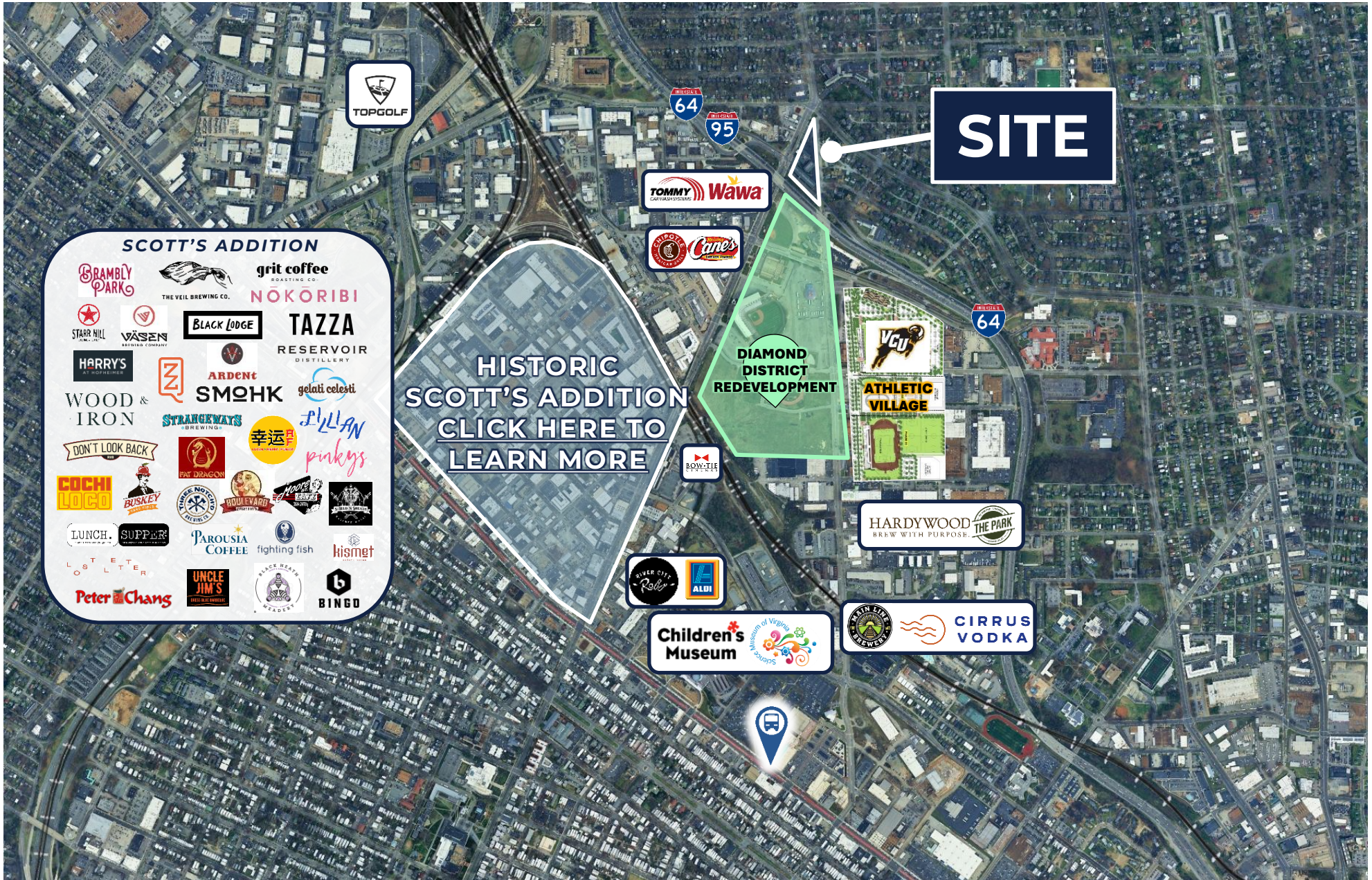
SCOTT'S ADDITION & DIAMOND DISTRICT

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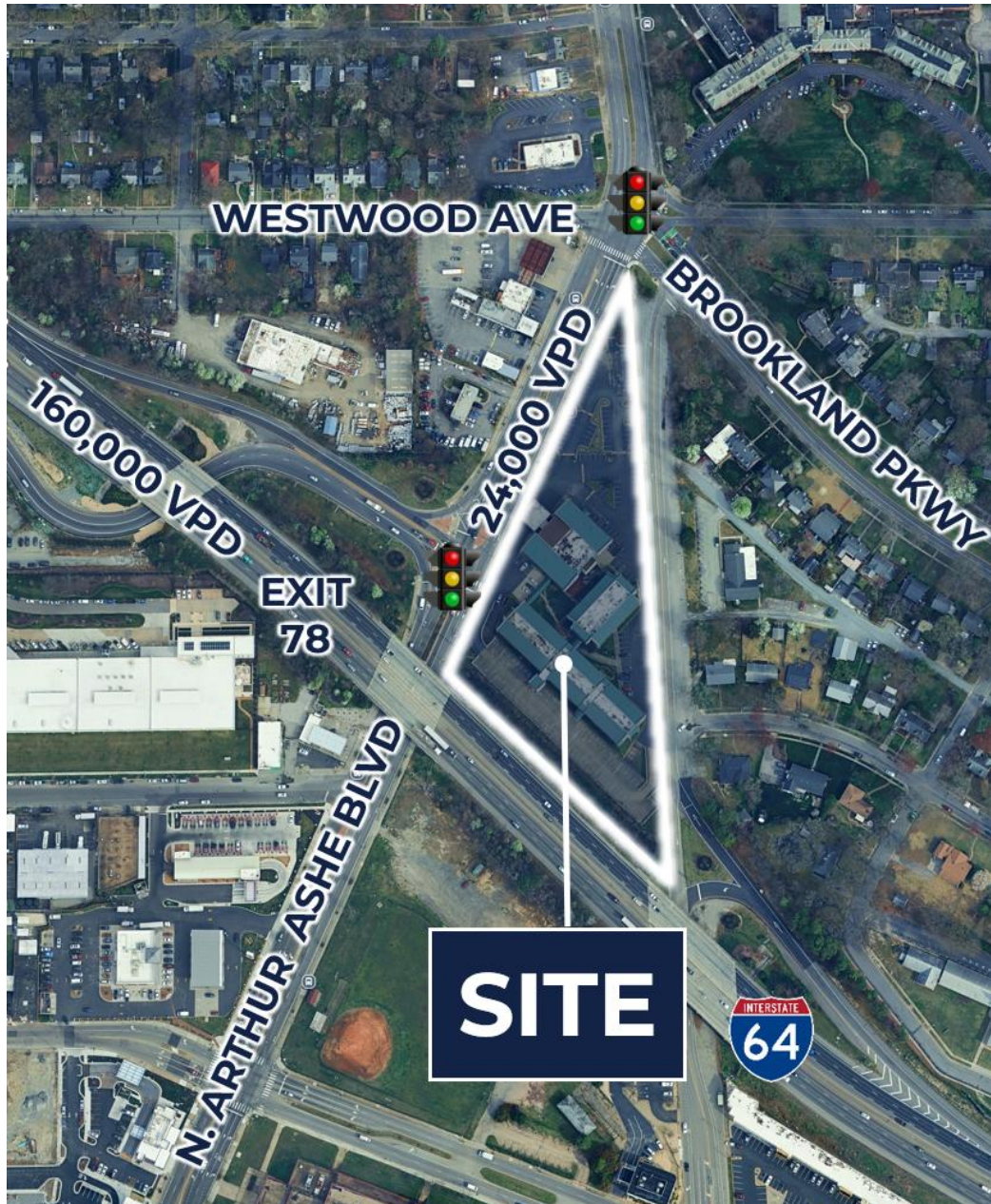
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COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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.

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PARTNER **XTEAM**
RETAIL ADVISORS

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