

FOR SALE

# 1003 1/2 - 1015 1ST ST.

1003 1/2 - 1015 1st st., Richmond, VA 23219



## OFFERING SUMMARY

|                    |             |
|--------------------|-------------|
| <b>Sale Price:</b> | \$1,250,000 |
| <b>Lot Size:</b>   | 0.61 Acres  |
| <b>Zoning:</b>     | R-53        |

## PROPERTY OVERVIEW

5 contiguous lots, zoned R-53, making up almost an acre of land in Historic Jackson Ward. This is an outstanding opportunity to build a mixed-use or multifamily development in an area of the city that is currently in the process of revitalizing.

## PROPERTY HIGHLIGHTS

- Opportunity Zone
- Very walkable
- Easy access to public transportation
- Lots of restaurants, retail and entertainment
- Close to VCU and VUU and CBD

### NEWTON CARROLL

Associate

804.967.2624

[newton.carroll@joynercommercial.net](mailto:newton.carroll@joynercommercial.net)

6641 W BROAD STREET | RICHMOND, VA 23230 | 804.270.9440



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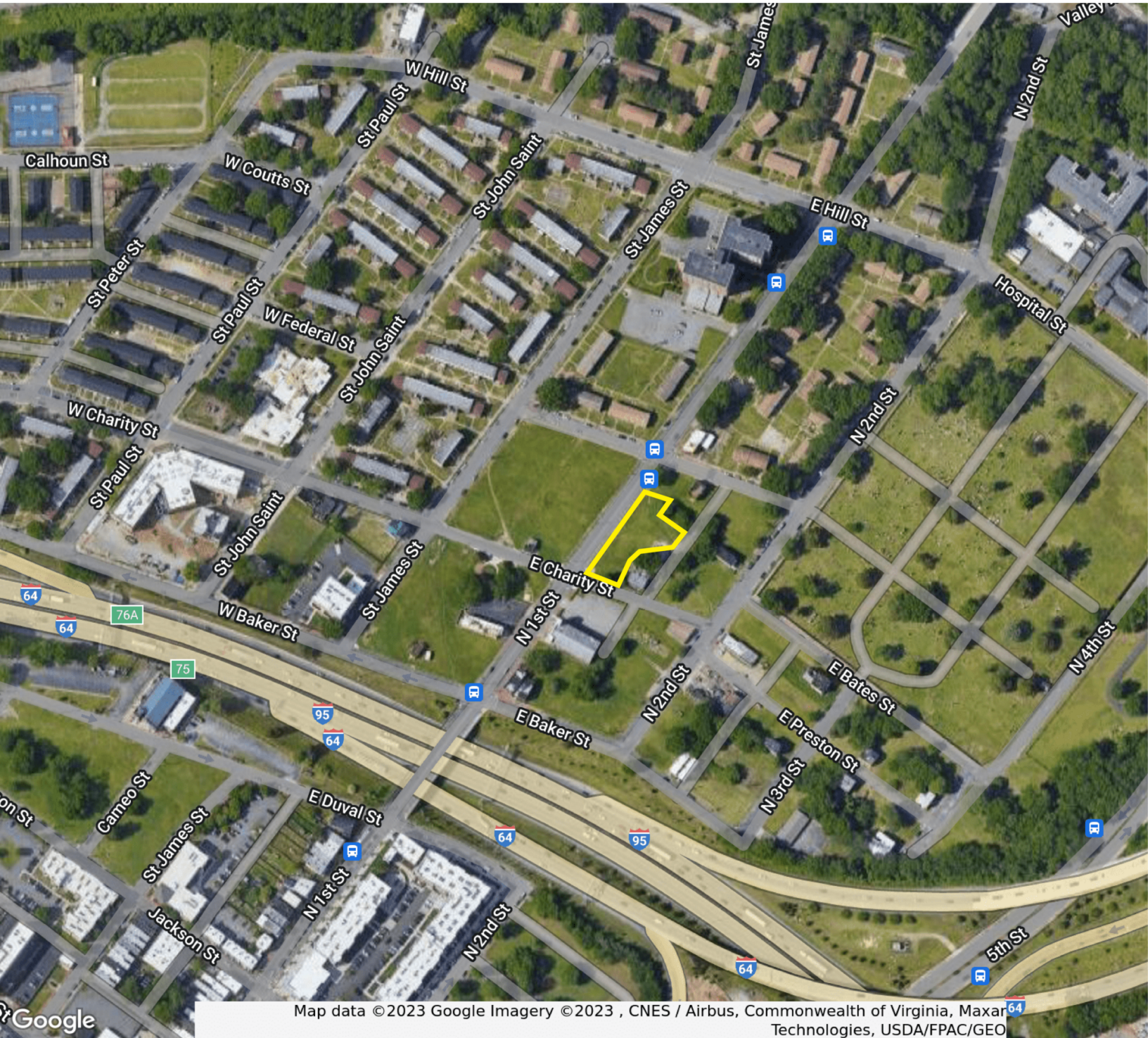


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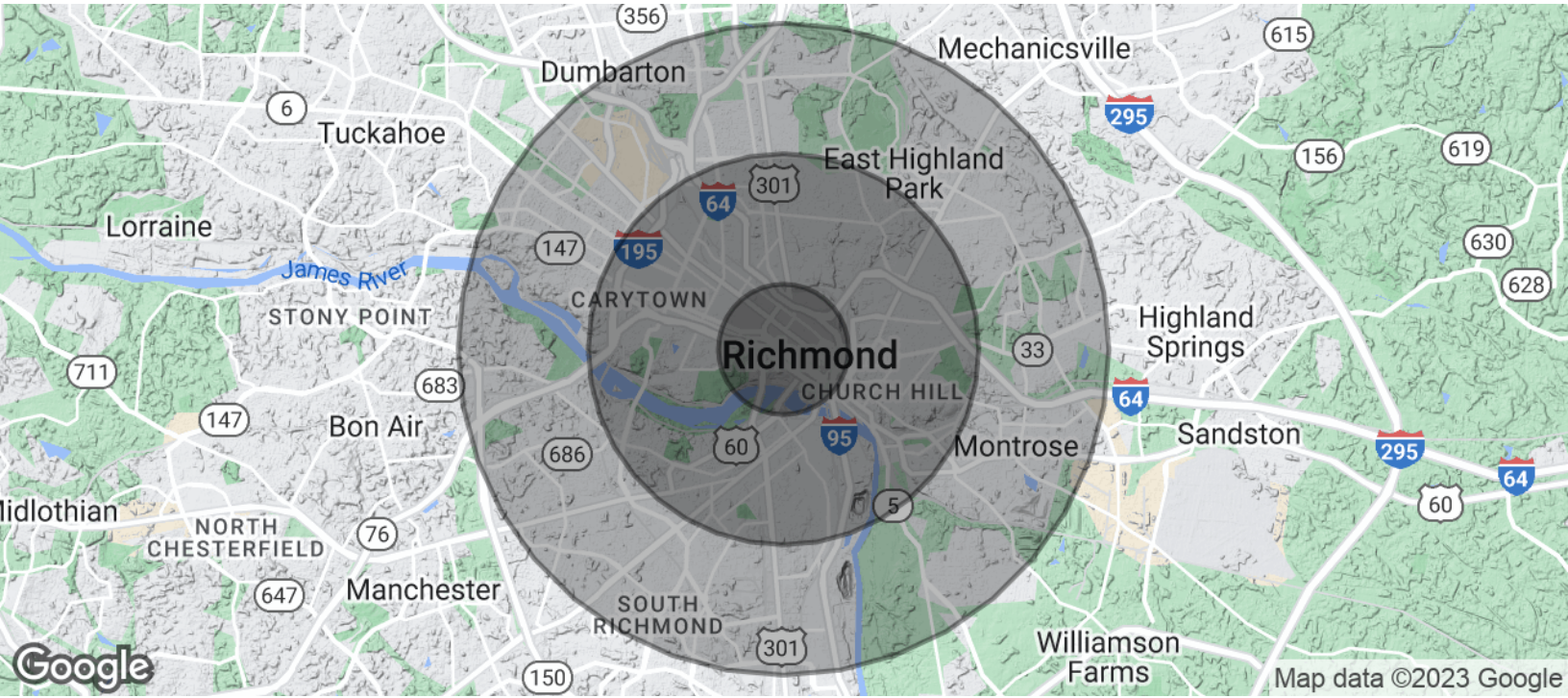
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## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

|                             | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| <b>Total Population</b>     | 21,226 | 135,575 | 260,194 |
| <b>Average Age</b>          | 24.7   | 34.4    | 36.6    |
| <b>Average Age (Male)</b>   | 27.2   | 33.9    | 35.5    |
| <b>Average Age (Female)</b> | 25.1   | 35.9    | 38.2    |

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

|                            | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| <b>Total Households</b>    | 9,151     | 62,001    | 116,116   |
| <b># of Persons per HH</b> | 2.3       | 2.2       | 2.2       |
| <b>Average HH Income</b>   | \$51,383  | \$66,283  | \$69,943  |
| <b>Average House Value</b> | \$196,341 | \$233,031 | \$220,813 |

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