



1201 N ARTHUR

ASHE BOULEVARD

THE
ACE

GROUND FLOOR
RETAIL AVAILABLE

PROPERTY OVERVIEW

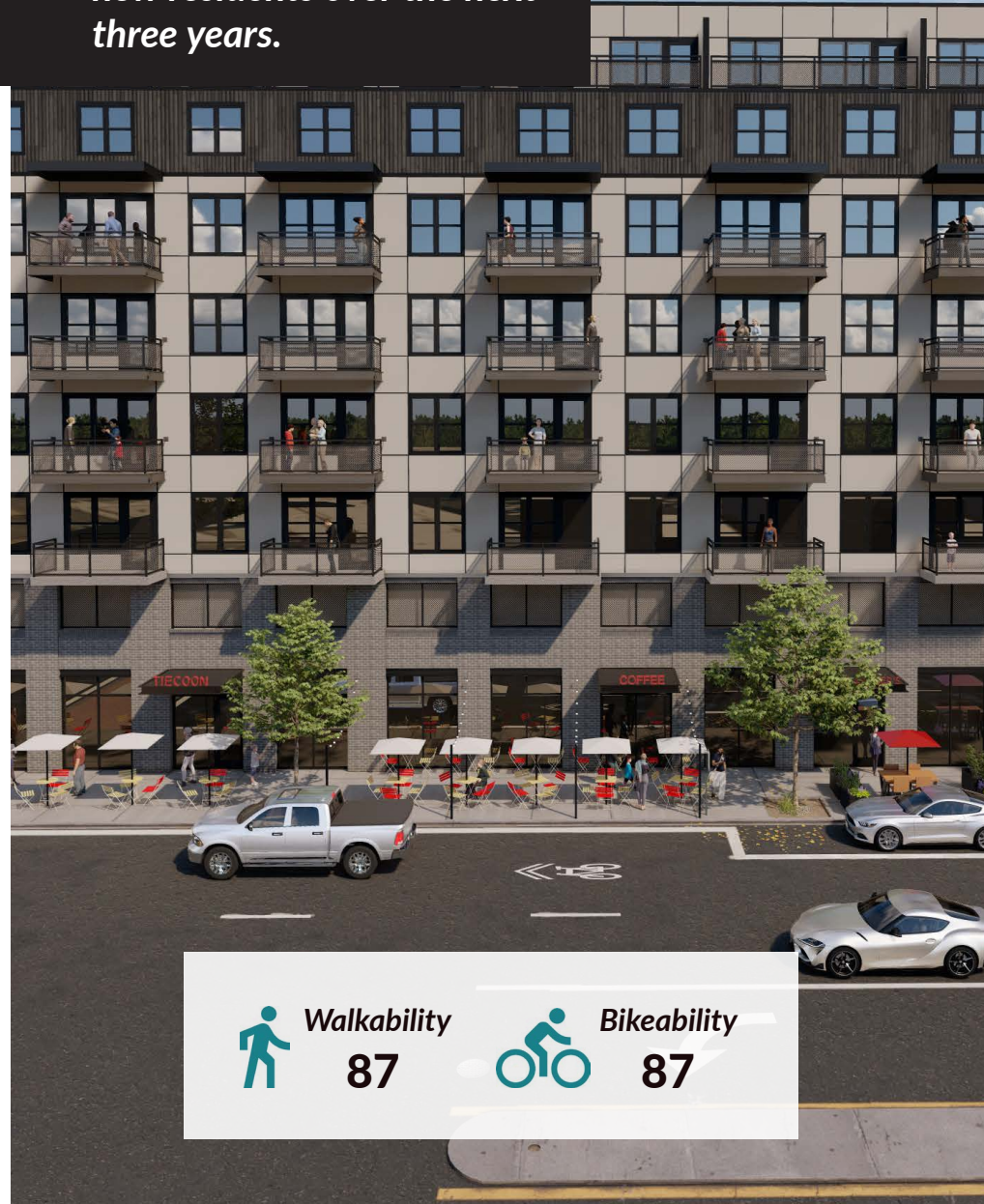
BIG changes are on the way for Arthur Ashe Boulevard!

The Ace has risen seven stories above Arthur Ashe Blvd with nearly 300 apartments that will be home to over 500 residents. 13,000 SF of retail space will serve both the residents and the surrounding neighborhood across The Ace's Arthur Ashe Blvd frontage.

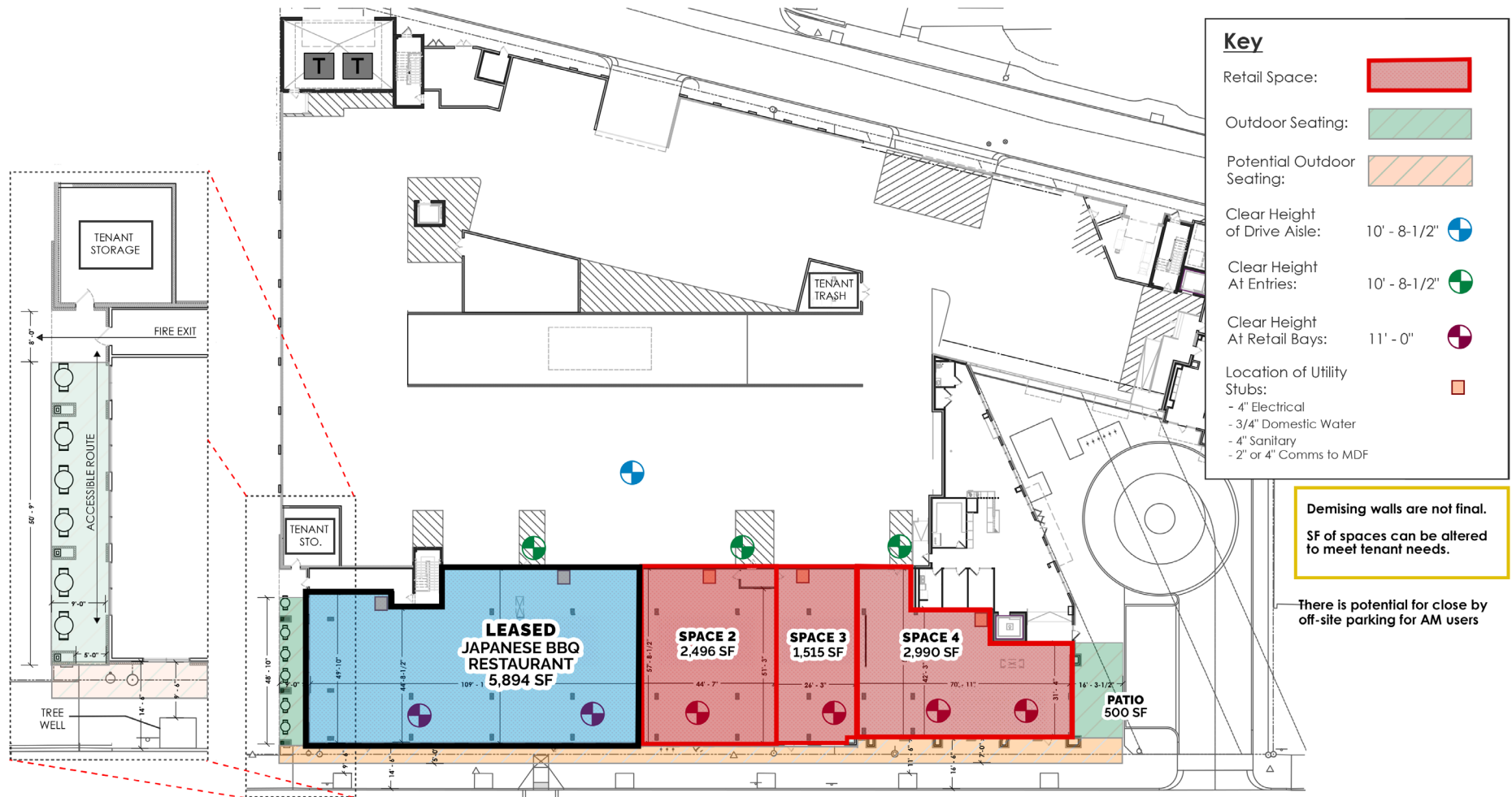
- **7,000 SF of retail space available**
- One end-cap space with 500 SF of outdoor seating available
- 255' frontage on Arthur Ashe Blvd
- Seeking retail, restaurants, cafés, and fitness users
- 26,000 VPD on Arthur Ashe Blvd
- On-site professional management
- Developed by: Level 2 Development and SJG Properties

The Ace will provide restaurants and retailers with traditional retail exposure plus a location fronting one of the busiest streets in the city along with on-site residents and thousands of customers within walking distance.

Nearly 4,000 new apartments are under construction or in planning, resulting in close to 6,000 new residents over the next three years.



SITE PLAN



N ARTHUR ASHE BLVD

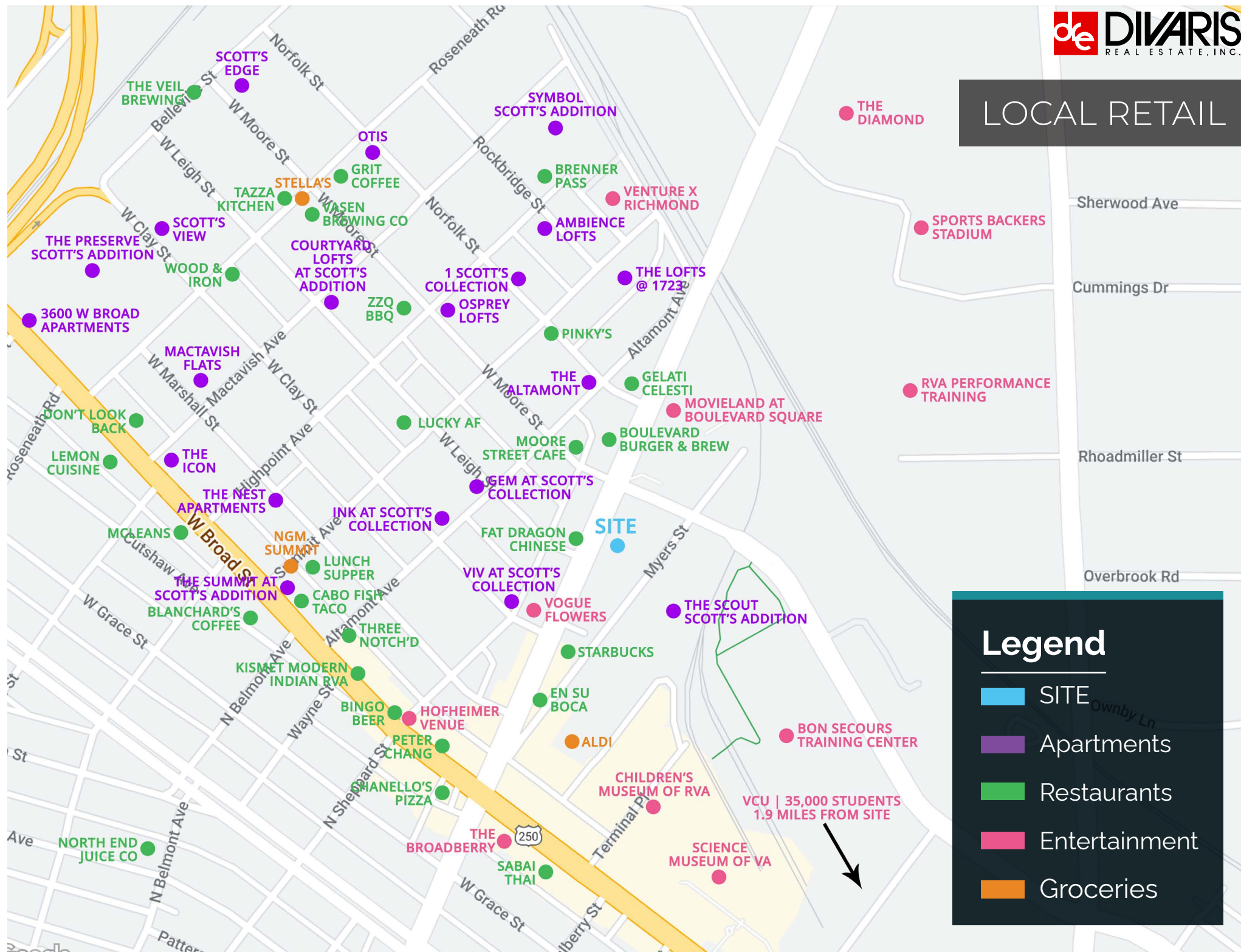


Radius	Population	Average HH Income	Growth (2023-2028)	Households	Median Age
5 Minutes	39,908	\$104,637	1.65%	21,002	31.9
10 Minutes	181,504	\$94,224	0.68%	86,444	34.3
15 Minutes	427,064	\$98,347	0.65%	187,942	36.8

Many restaurants with a strong bar presence are experiencing sales volumes exceeding \$1,000 psf

1201 N Arthur Ashe Blvd

LOCAL RETAIL





LOCAL AREA



RESTAURANTS

Fat Dragon
Don't Look Back
Peter Chang
Moore Street Café
McLean's
Fighting Fish
Hofheimer Roof Top
Nokoribi
Lamplighter Coffee
Elsa Café & Market
Pinky's
ZZQ
Perch
En Su Boca
Lunch & Supper
Longoven
Tazza Kitchen
Brenner Pass
Smoke RVA BBQ
Stella's Market
Boulevard Burger & Brew
Wood & Iron
Lucky AF
Cabo Fish Taco
Cochiloco
Slack tide Fish Co.



ATTRACTIONS

The Broadberry
Richmond Triangle Players
TopGolf
The Diamond
Bowtie Cinemas
The Science Museum
River City Roll



SHOPPING

Class & Trash
Paisley & Jade
Vogue Flower Market
High Point Barbershop & Shave
Parlor
Shop Made in VA



BARs

Ardent Craft Ales
Three Notch'd
Strangeways Brewing
Väsen Brewing Company
Veil Brewing
Buskey Cider
The Hof Garden
Bingo Beer Co
Black Heath Meadery
Starr Hill Brewery
Reservoir Distillery
Hardywood Brewery
The Main Line Brewery
Brambley Park Bar/Winery
Cirrus Vodka



HOTELS

Quirk
The Graduate
The Jefferson
Linden Row Inn
Downtown Marriot
Hilton Richmond Downtown



GROCERIES

Aldi
Kroger
Stella's Grocery
Whole Foods
Yellow Umbrella



SCHOOLS

Virginia Commonwealth University
Virginia Union University
University of Richmond



APARTMENTS

Scott's Edge
Otis
Scott's View
The Preserve
3600 West Broad
The Icon
The Nest
The Summit
The Altamont
GEM at Scott's Collection
VIV at Scott's Collection
The Lofts @1723
Symbol
Ambience Lofts
Osprey Lofts
1 Scott's Addition
Courtyard Lofts
The Scout
INK at Scott's Collection
Scott's View

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