

LOCATED IN
SCOTT'S
ADDITION

New Media Systems, Inc.
804.359.3620
www.newmediasystems.net

FOR LEASE

3121 W Broad Street
Richmond, VA 23230

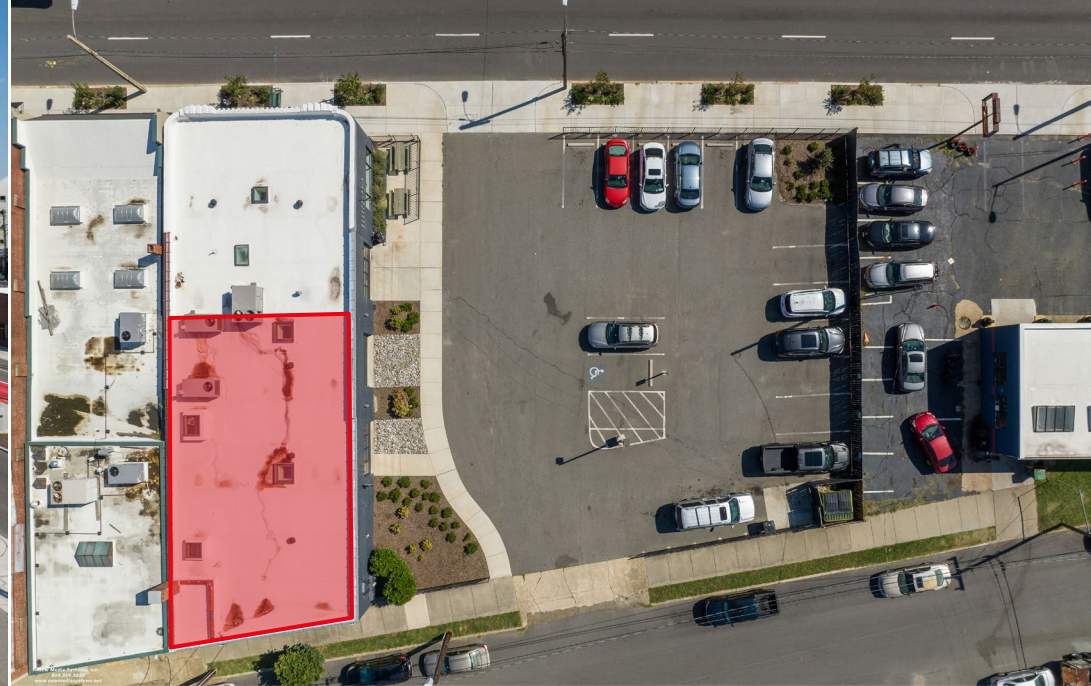


Spotty Robins

T +1 804 200 6533
spotty.robins@jll.com

PROPERTY HIGHLIGHTS

- > +/- 2,400 SF retail or creative office space adjacent to Blanchard's Coffee
- > On-site parking
- > Walking distance from future Diamond District, VCU Athletics Village, Sauer Center, the Museum District, and a variety of other amenities



AREA DEMOGRAPHICS

1 MILE

Population Summary

2023 Daytime Population

28,981

2023 Estimated Population

21,348

Household income

2023 Average Household Income

\$112,983



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MAP OVERVIEW

Dining & Entertainment

Topgolf	Boulevard Burger & Brew	Wendy's
Brambly Park Winery	Fat Dragon	The Greek Taverna
Stella's Grocery	Buskey Cider	Amigos Family Restaurant
Vasen Brewing Co.	Starbucks	Kroger
Tazza Kitchen	Bowtie Cinema	Cava
Starr Hill Beer Hall	En Su Boca	Chopt Creative Salad Co.
Wood & Iron	Peter Chang's	Starbucks
ZZQ Texas BBQ	The Hof Garden	Chick-fil-A
Ardent Craft Ales	Bingo	&pizza
Slingshot Social	Kismet Modern Indian	Noodles & Co.
The Veil Brewing Co.	Longoven	Panera Bread
Don't Look Back	Lost Letter	Chipotle
Blanchard's Coffee	Lunch.Supper!	Target
Circuit Arcade Bar	Cabo Fish Taco	Shagbark
Pinky's	Ruff Canine Club	Shake Shack
Isley Brewing Co.	Lidl	Einstein Bros. Bagels
Brenner Pass	Cook Out	

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