

FOR LEASE

**POLLARD & BAGBY**  
REAL ESTATE

**3447 W Cary St,  
Richmond, VA 23221**



This 1,650 SF two-story retail/office space is available now in the heart of Carytown—Richmond's busiest shopping and dining district. Located at the head of Cary Street, it offers high visibility, strong foot traffic, and close proximity to popular boutiques, cafes, and landmarks.

**PROPERTY FEATURES:**

- Suitable for office and retail use
- Glass storefront with natural light
- Prominent frontage with signage opportunity
- Off-street parking
- Contact Agents for pricing

**CONTACT:**

**Lebs Breeden, CCIM**

Commercial Sales, Leasing & Property Management

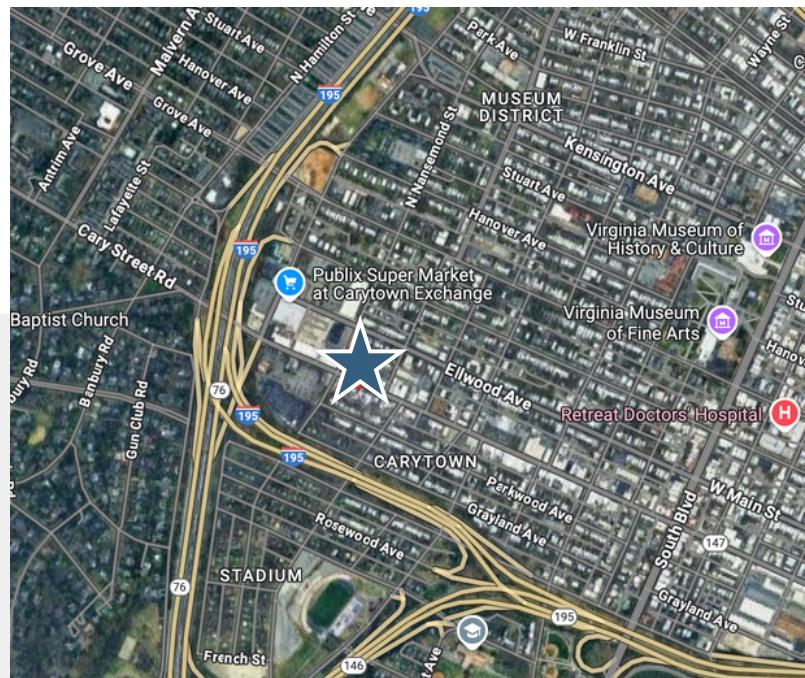
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## CONSUMER SPENDING

### DETAILS:

	AVG HOUSEHOLD		
	1 MILE	2 MILES	5 MILES
APPAREL	\$1,560	\$1,570	\$1,454
ENTERTAINMENT, HOBBIES & PETS	\$5,074	\$4,852	\$4,251
FOOD & ALCOHOL	\$8,727	\$8,360	\$7,322
HOUSEHOLD	\$5,589	\$5,334	\$4,422



**Pollard & Bagby, Inc.** | Serving Richmond's Real Estate Market Since 1894 | 2 South 5th Street, P.O. Box 2488, Richmond, VA  
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