



For Sale

4312 GROVE AVE | RICHMOND, VA

CBRE

3,560 SF | 0.59 Acres



Property Overview

Exceptional Opportunity on a 0.59 Acre Corner Lot: 3,560 SF Office Building with Ample Parking, Nestled Between Libbie & Grove and Carytown

The existing structure lends well for a traditional office user, or potential medical office user, with abundant off-street parking. This strategic location offers unparalleled convenience, nestled near the vibrant Libbie & Grove neighborhoods, known for their charm and diverse amenities, as well as proximity to Carytown and the Fan District. Benefit from easy access to shopping, dining, and quick connectivity to I-195.

PROPERTY HIGHLIGHTS

3,560
Building SF

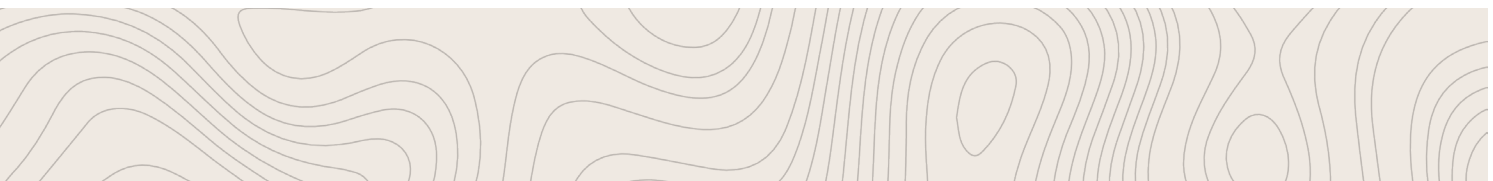
1964
Year Built

0.59
Acre Lot

18
Parking Spaces

0.5%
Submarket
Vacancy

RO-2
Current Zoning

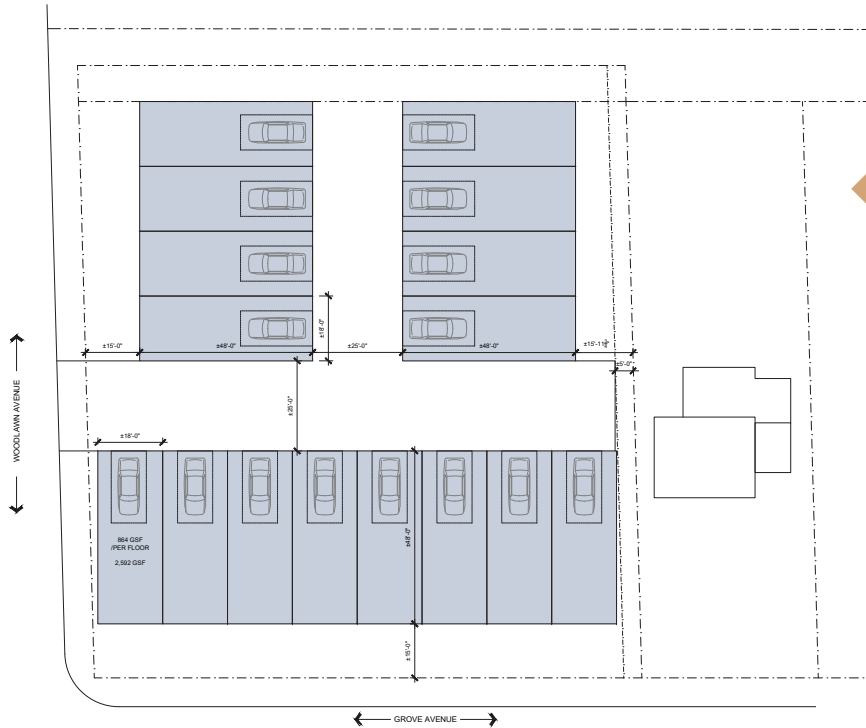


Schematic Plans*

4312 GROVE AVE



KELSEY WHITE
+1 804 353 1576
kwhite@510architects.com



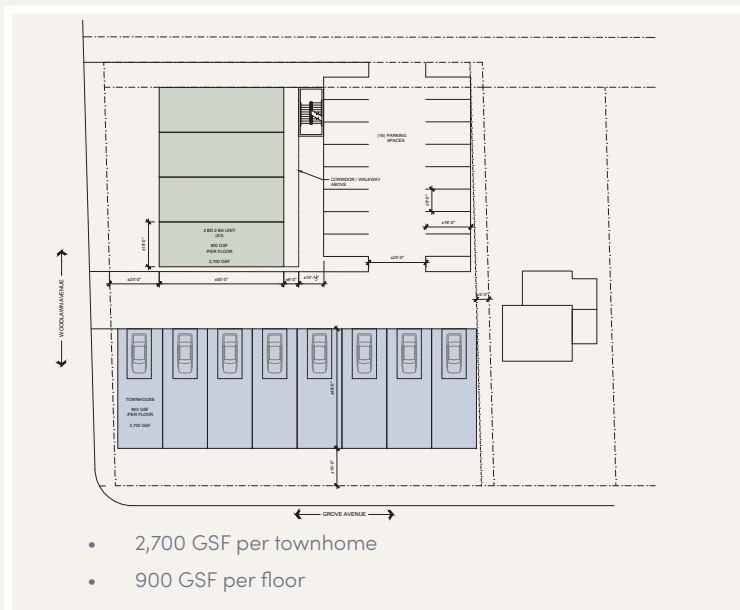
1

OPTION 1 16 Townhomes

- 2,592 GSF per townhome
- 884 GSF per floor
- 3 stories with garage

2

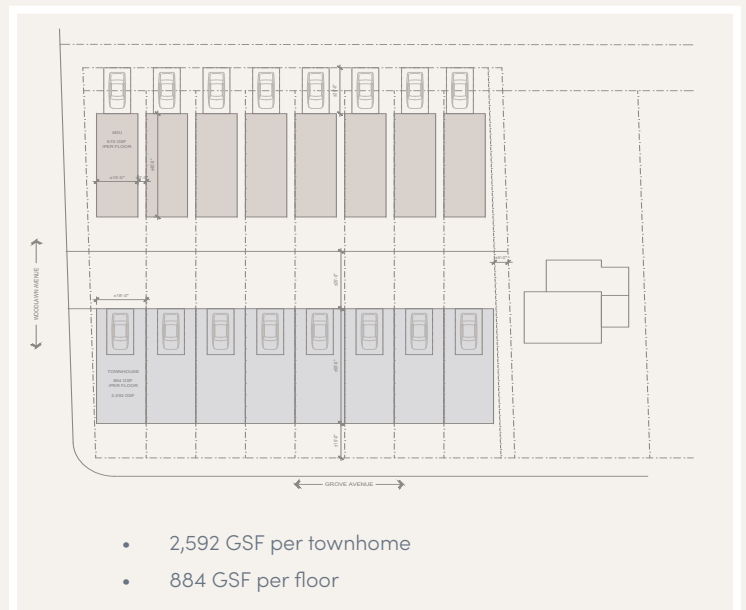
OPTION 2 12 Apartment Units 8 Townhomes



- 2,700 GSF per townhome
- 900 GSF per floor

3

OPTION 3 16 Townhomes



- 2,592 GSF per townhome
- 884 GSF per floor

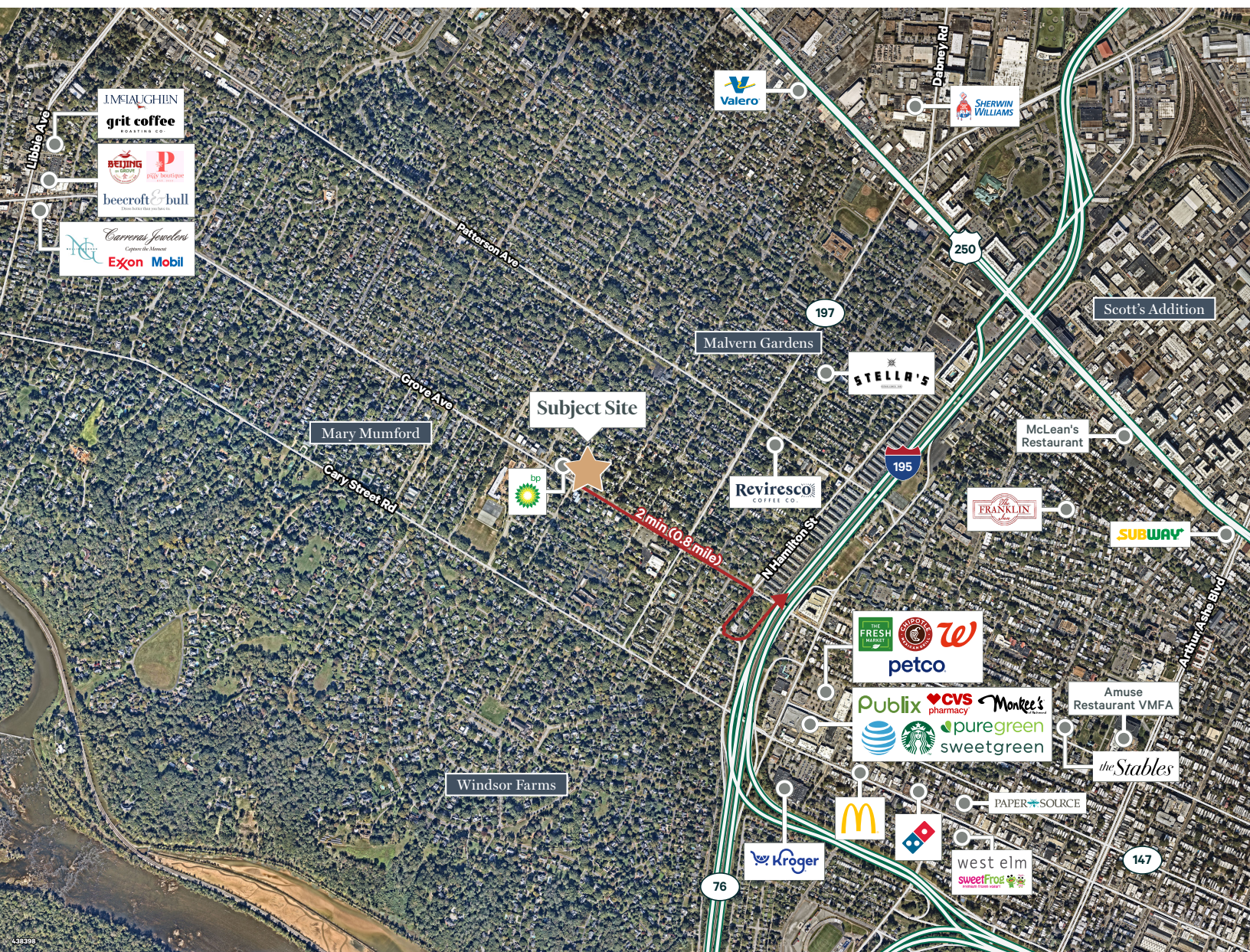
*Schematics have not been approved by the City of Richmond, and would require a special use permit.

Blending Convenience & Community

With its strategic positioning at 4312 Grove Avenue, residents benefit from exceptional access to a wide range of desirable amenities. The refined charm and diverse offerings of Libbie and Grove are within reach, offering a curated collection of unique boutiques, charming homes, and a dynamic culinary scene, boasting excellent walkability.

Beyond the immediate neighborhood, the eclectic Carytown shops are easily accessible, offering a diverse array of upscale dining, premier retail shops, and entertainment experiences.

4312 Grove presents a unique opportunity to embrace a well-rounded lifestyle. where convenience, and a thriving community converge.



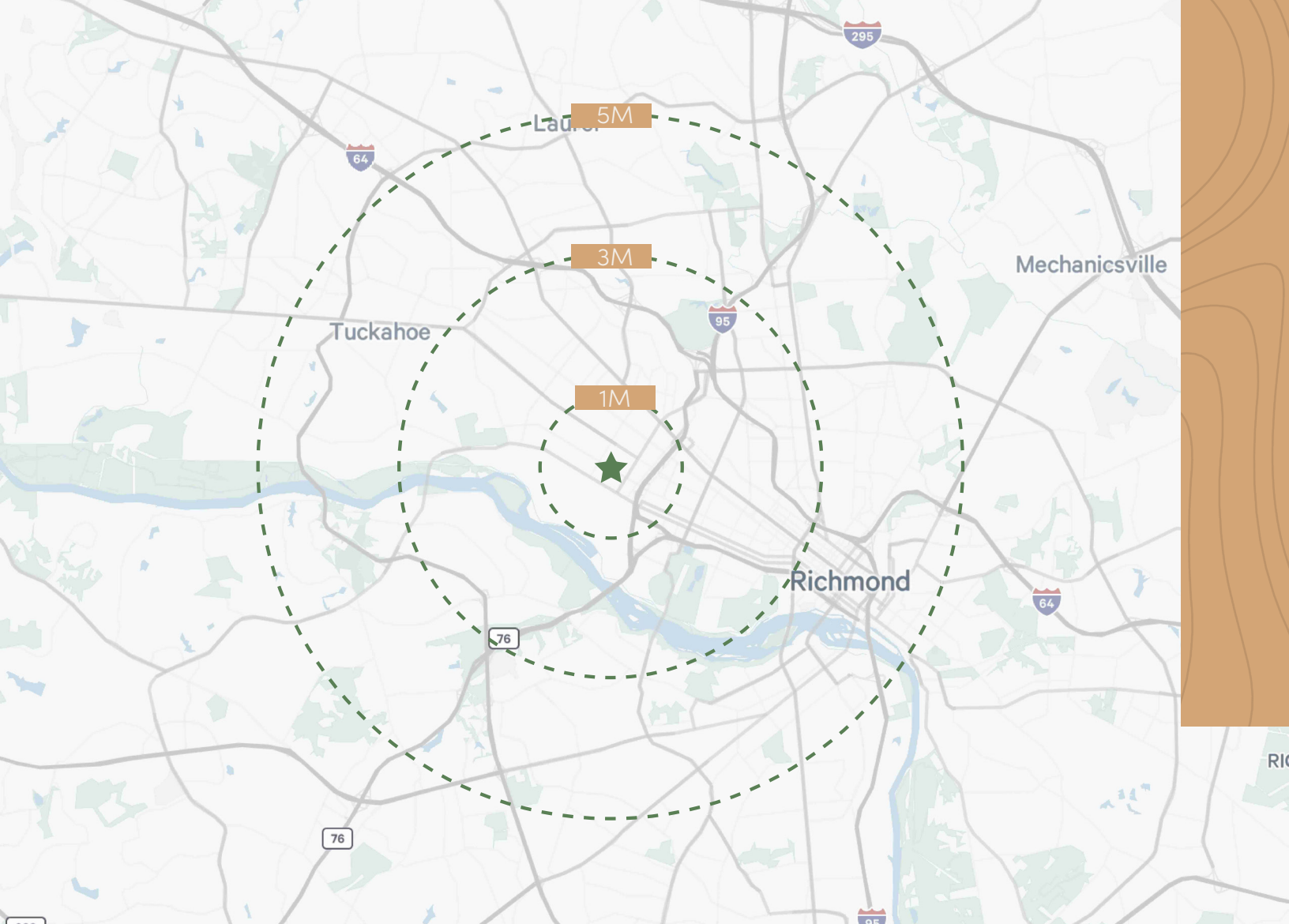
Rendering



510
ARCHITECTS

KELSEY WHITE
+1 804 353 1576
kwhite@510architects.com





Area Demographics

	1 Mile	3 Miles	5 Miles
Place of Work			
Businesses	1,634	5,910	10,279
Employees	30,122	163,838	223,705
Household Income			
2025 Average	\$91,317	\$92,670	\$96,334
Population			
2025 Population	14,998	131,471	263,600
Daytime Population	35,909	193,387	326,682



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CONTACTS

MATT HAMILTON

Senior Vice President

+1 804 401 4005

matt.hamilton@cbre.com

CBRE

1802 Bayberry Court

Suite 201

Richmond, VA 23226

CBRE

510
ARCHITECTS

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