

# BELMONT ON BROAD

4010 W. Broad Street | Richmond, VA 23220





# PROPERTY OVERVIEW

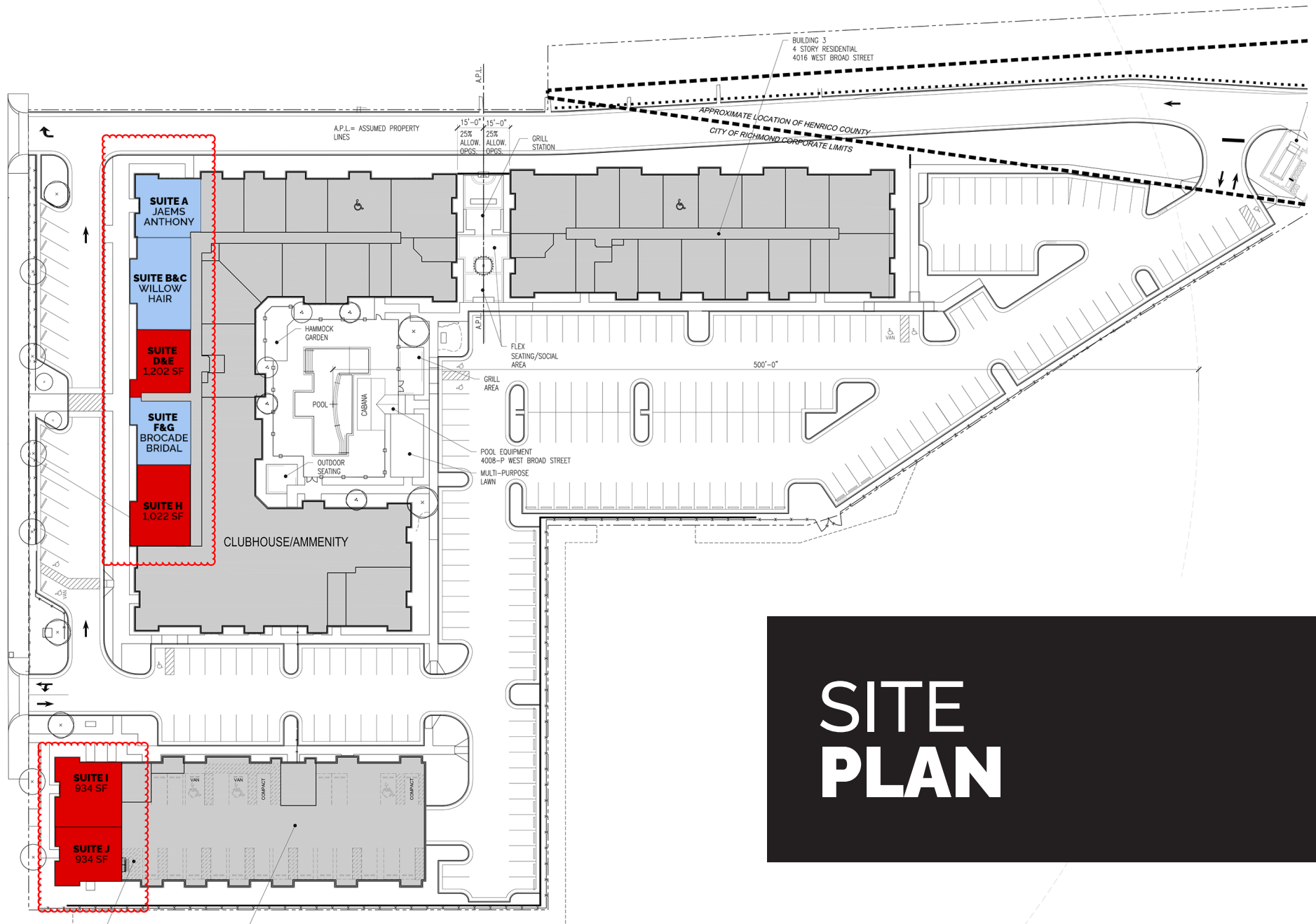
## *Belmont on Broad*

New mixed-use development located at 4010 W. Broad Street adjacent to UMFS, The Ella (includes Courtyard Marriot, 250 apartments) and within walking distance to Scott's Addition. This 4-story mixed-use project includes commercial space along with a 211-unit apartment community with pool and clubhouse.

- Landlord offering turn-key opportunities for qualified deal
- Commercial space available:
  - Suite A: James Anthony
  - Suite B&C: Willow Hair
  - Suite D&E: 1,202 SF
  - Suite F&G: Brocade Bridal
  - Suite H: 1,022 SF
  - Suite I: 934 SF
  - Suite J: 934 SF
  - Suite I & J Combined: 1,868 SF
- Seeking coffee operator, retail, office, and service users
- Kotarides is Owner/Developer



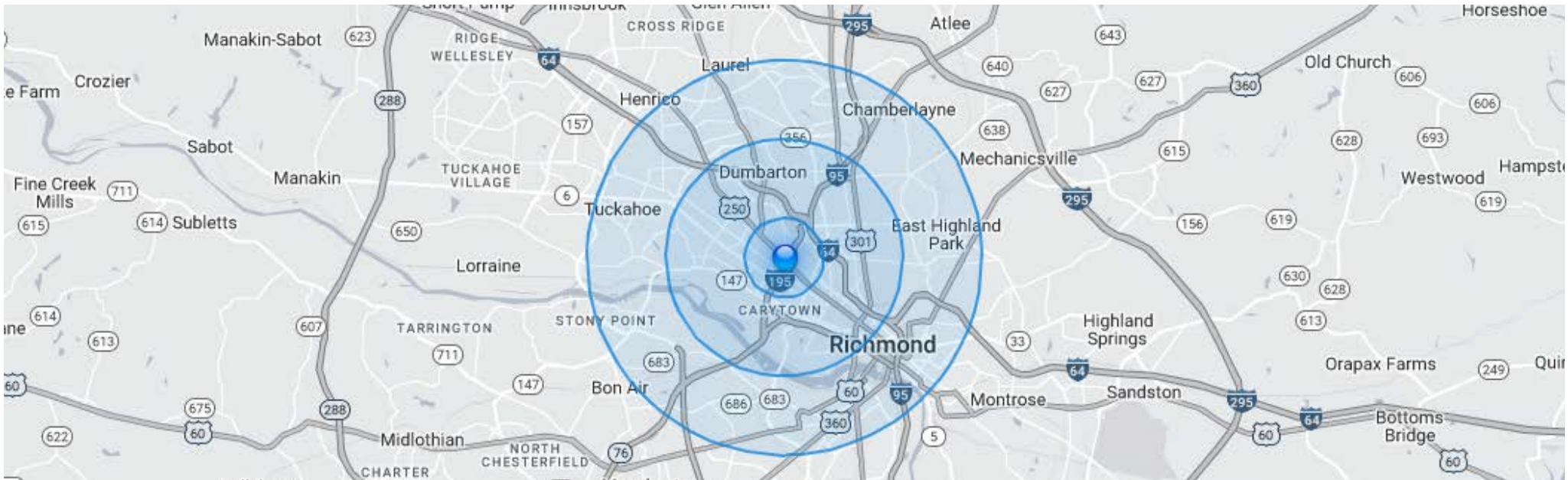
WEST BROAD STREET











# DEMOGRAPHIC PROFILE AND STATISTICS

SOURCE: ESRI 2020

Radius	Population	Average HH Income	Growth (2019-2024)	Households	Median Age
1 Mile	19,367	\$66,000	1.22%	10,917	31.1
3 Miles	113,759	\$69,000	1.13%	51,831	33.6
5 Miles	265,944	\$61,000	0.91%	114,732	34.9





LORETTA CATALDI

Principal  
804.335.0232  
loretta.cataldi@divaris.com

SARA GOODALL

Senior Associate  
804.977.2110  
sgoodall@divaris.com

