

# FOR LEASE

RETAIL/OFFICE IN THE FAN DISTRICT

2100 W Cary St | Richmond, VA 23220



**S.L. NUSBAUM**  
REALTY CO.



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**XTEAM**  
RETAIL ADVISORS

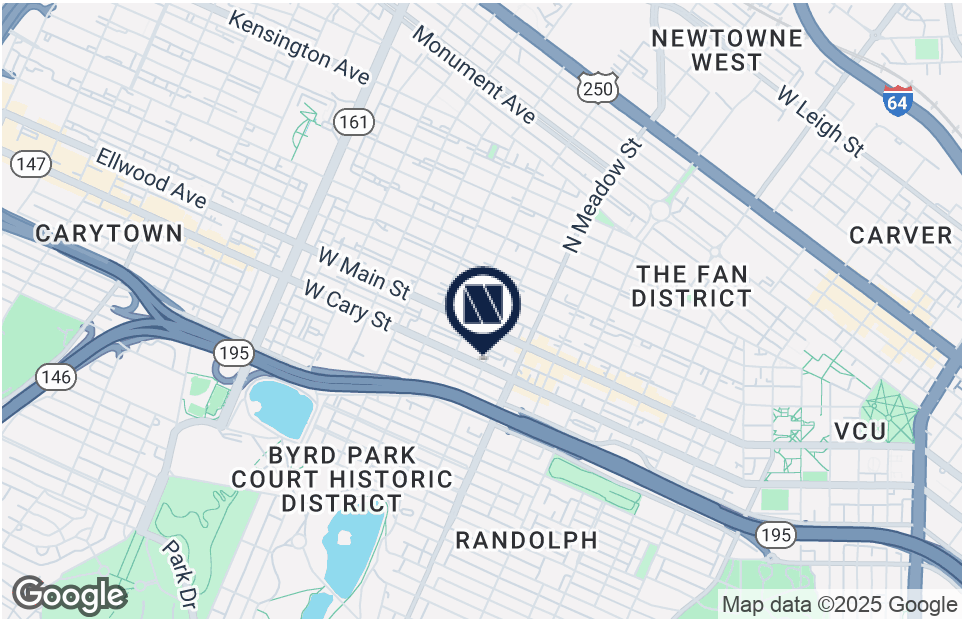


# PROPERTY SUMMARY

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## OFFERING SUMMARY

Lease Rate:	Contact Agents
Available SF:	1,500 SF
Year Built:	2020
Zoning:	R-63

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Population	9,186	32,567	50,105
Daytime Population	7,338	42,543	72,800
Total Households	4,751	14,737	23,822
Average HH Income	\$141,310	\$118,848	\$107,188

## PROPERTY OVERVIEW

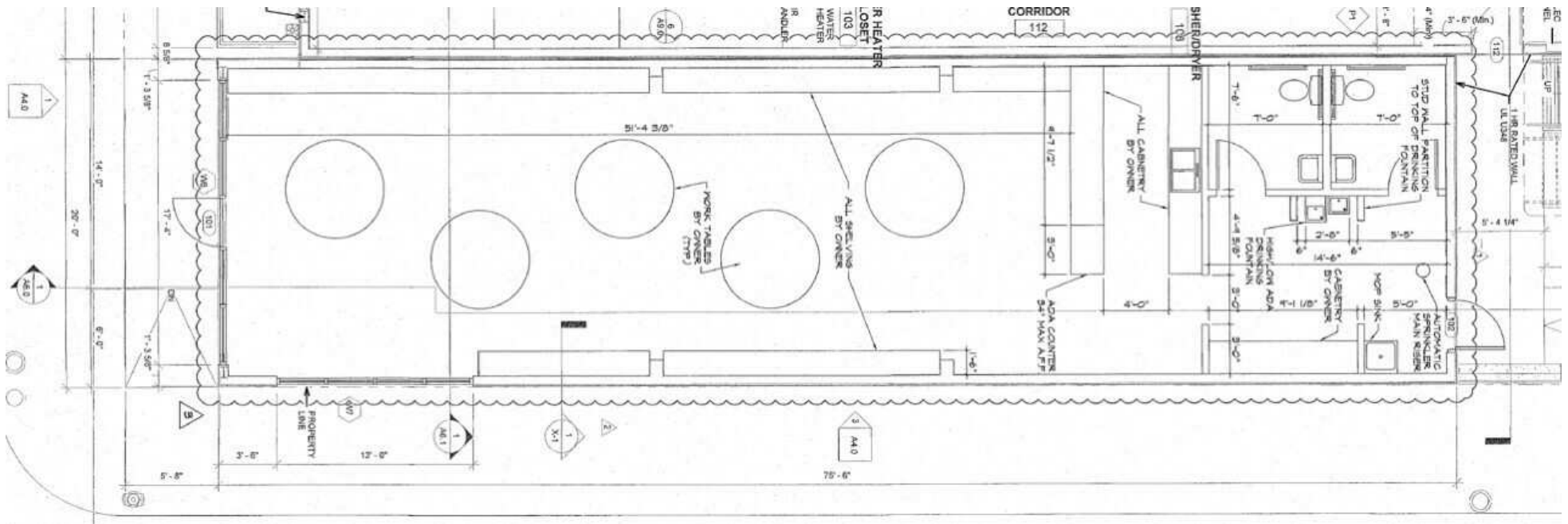
Retail/Office Opportunity in Prime Location in The Fan District

## PROPERTY HIGHLIGHTS

- Open concept built in 2020
- Storefront natural light
- Two ADA restrooms
- Proximity to VCU, surrounding residential area, and a dynamic mix of restaurants and boutiques



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# INTERIOR PHOTOS

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# CONTACT INFORMATION

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