

FOR SALE & LEASE

306 E MAIN STREET
Richmond, VA 23219



S.L. NUSBAUM
REALTY CO.



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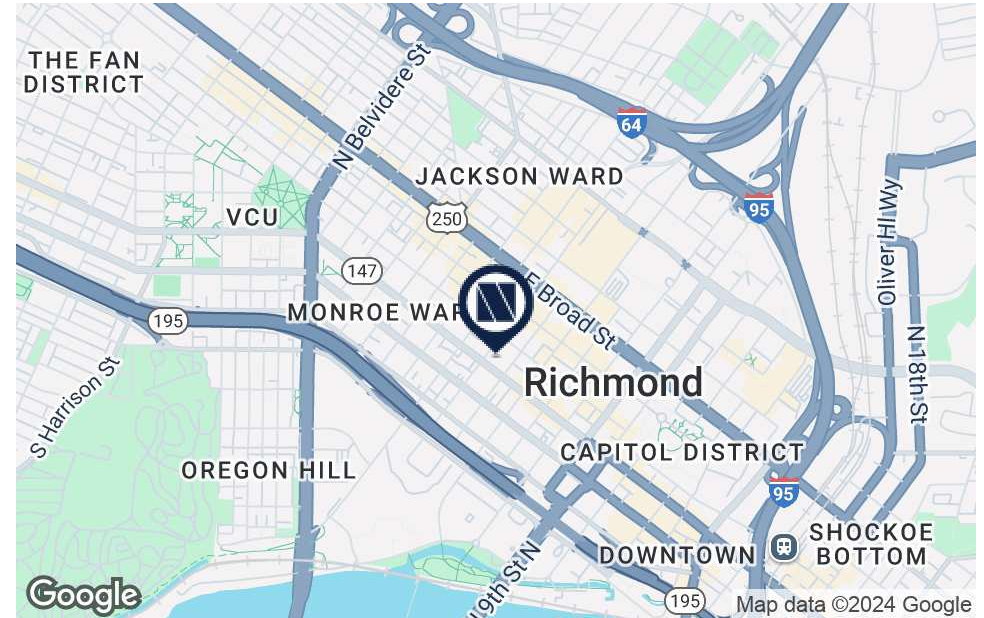
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PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	\$1,400,000
Price / SF:	\$186.67
Building Size:	7,500 SF
Available SF For Lease	1,500 SF
Lease Rate:	Contact Agent
Submarket:	Monroe Ward

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
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Total Population	6,810	24,794	55,214
Daytime Population	38,092	97,461	119,931
Total Households	4,183	10,782	27,145
Average HH Income	\$61,924	\$69,866	\$78,410

PROPERTY OVERVIEW

Creative office space in Downtown Richmond - Building for Sale | 1,500 SF second-floor office space for lease

PROPERTY HIGHLIGHTS

- Located in Enterprise Zone
- Roof replaced in 2016 (20 year warranty)
- Two-story painted brick building with a finished basement and a roof deck
- Exposed brick, hard wood floors, and other features perfect for creative office space

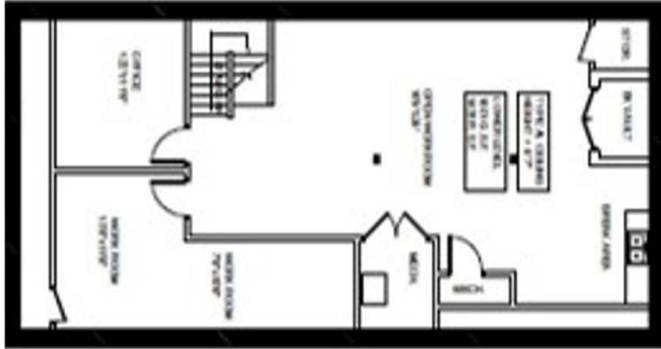
FLOOR PLANS

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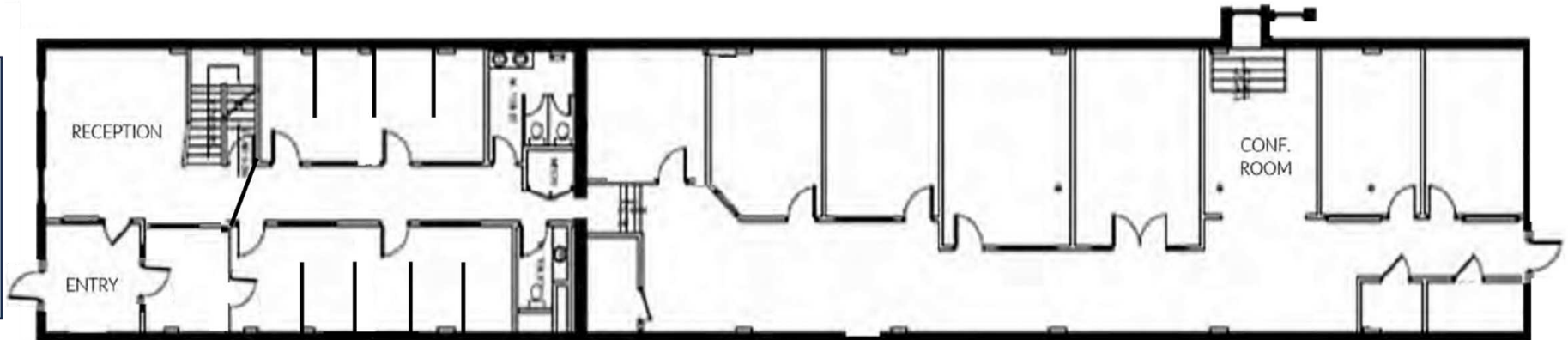


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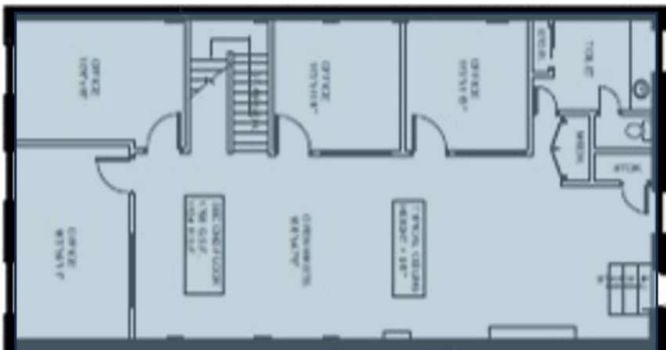
LOWER LEVEL



FIRST FLOOR



SECOND FLOOR



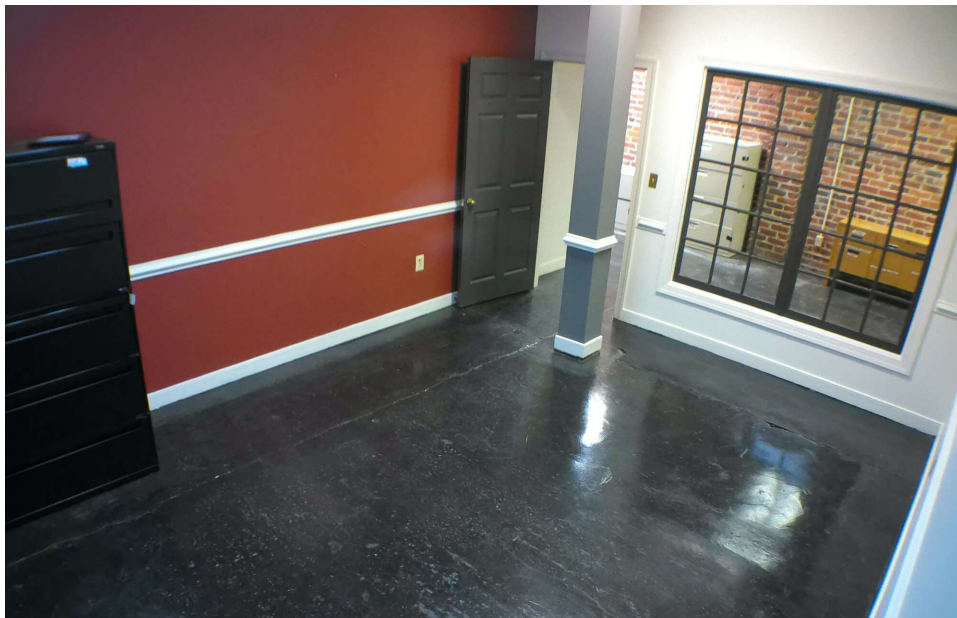
**SECOND FLOOR
1,500 SF OFFICE SPACE
FOR LEASE**

ADDITIONAL PHOTOS

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2ND FL OFFICE FOR LEASE

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AERIAL

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CONTACT INFORMATION

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