

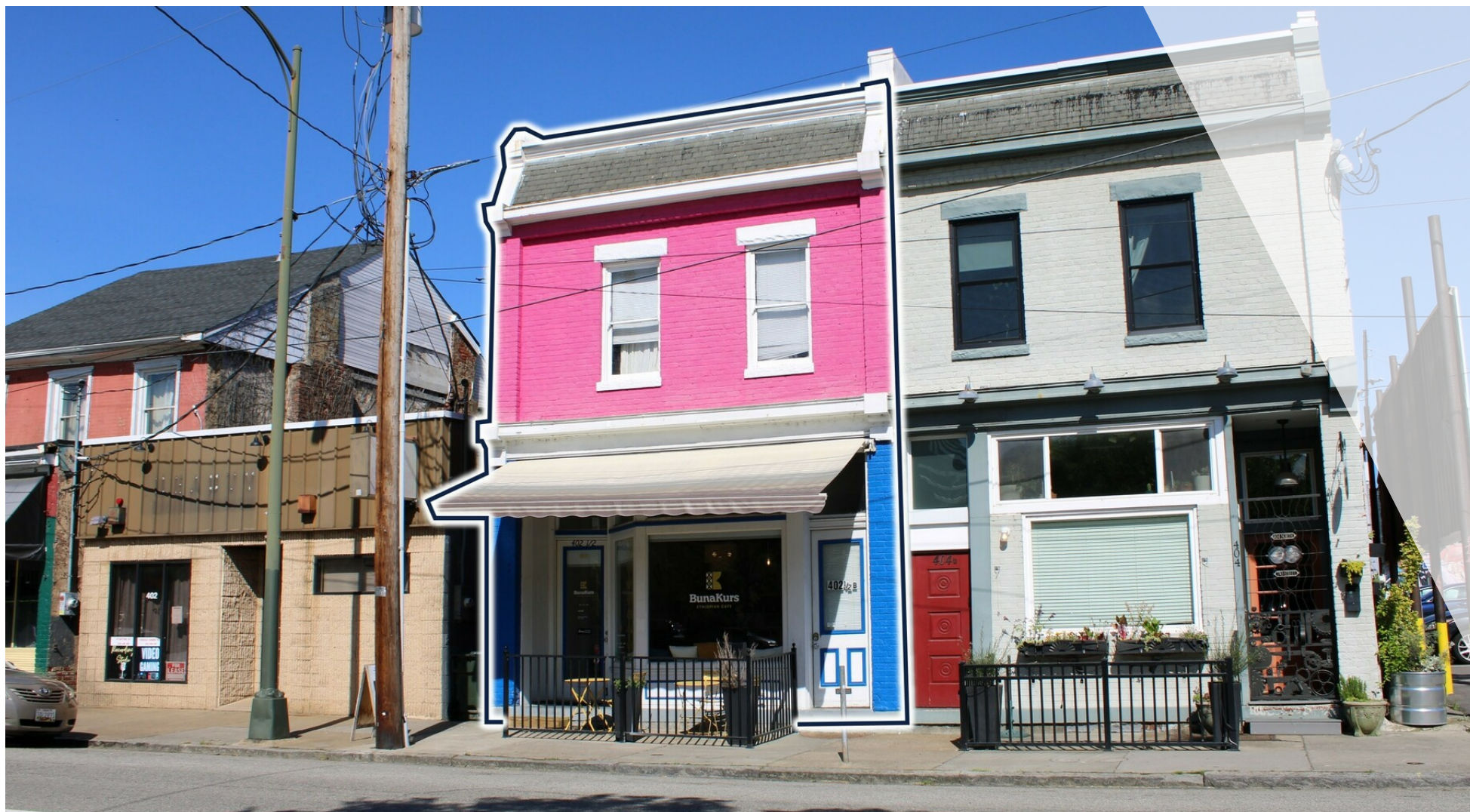
FOR SALE

MIXED USE BUILDING

402 1/2 N 2nd Street | Richmond, VA 23219



S.L. NUSBAUM
REALTY CO.



ANDREW PEGALIS

Development & Acquisitions

O. 804.944.9272

C. 804.678.8816

apegalis@slnusbaum.com

NATHAN SHOR

Senior Vice President

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

PROUD PARTNER
XTEAM
RETAIL ADVISORS

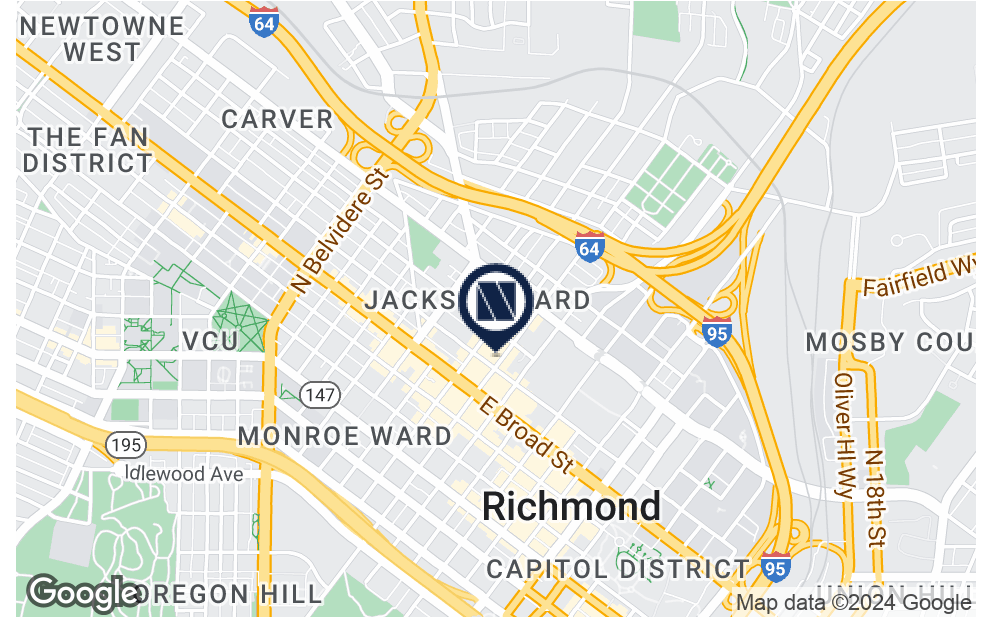
PROPERTY SUMMARY

MIXED USE BUILDING

402 1/2 N 2nd Street | Richmond, VA 23219



S.L. NUSBAUM
REALTY CO.



OFFERING SUMMARY

Sale Price:	Call Agent
Building Size:	2,700 SF
Retail Space (Ground Floor):	±1,750 SF
Retail Basement:	±1,695 SF
Apartment:	±975 SF
Lot Size:	0.042 Acres
Zoning:	B-4

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Population	7,855	27,136	83,936
Daytime Population	27,665	104,617	160,295
Total Households	4,578	11,107	40,413
Average HH Income	\$50,781	\$58,893	\$78,850

PROPERTY OVERVIEW

2nd Gen Fully-Equipped Bakery/Coffee Shop with Sidewalk Seating, Studio & Apartment

PROPERTY HIGHLIGHTS

- Low 7's Cap Rate
- Apartment over Retail
- Strong Rental History
- Jackson Ward near Convention Center & VCU Hospital
- Investment or Future Owner-Occupant
- Includes Basement

EXTERIOR PHOTO

MIXED USE BUILDING

402 1/2 N 2nd Street | Richmond, VA 23219



S.L. NUSBAUM
REALTY CO.



RETAIL SPACE PHOTOS

MIXED USE BUILDING

402 1/2 N 2nd Street | Richmond, VA 23219



S.L. NUSBAUM
REALTY CO.



BASEMENT PHOTOS

MIXED USE BUILDING

402 1/2 N 2nd Street | Richmond, VA 23219



S.L. NUSBAUM
REALTY CO.



APARTMENT INFO & PHOTOS

MIXED USE BUILDING

402 1/2 N 2nd St | Richmond, VA 23219



S.L. NUSBAUM
REALTY CO.

APARTMENT INFORMATION

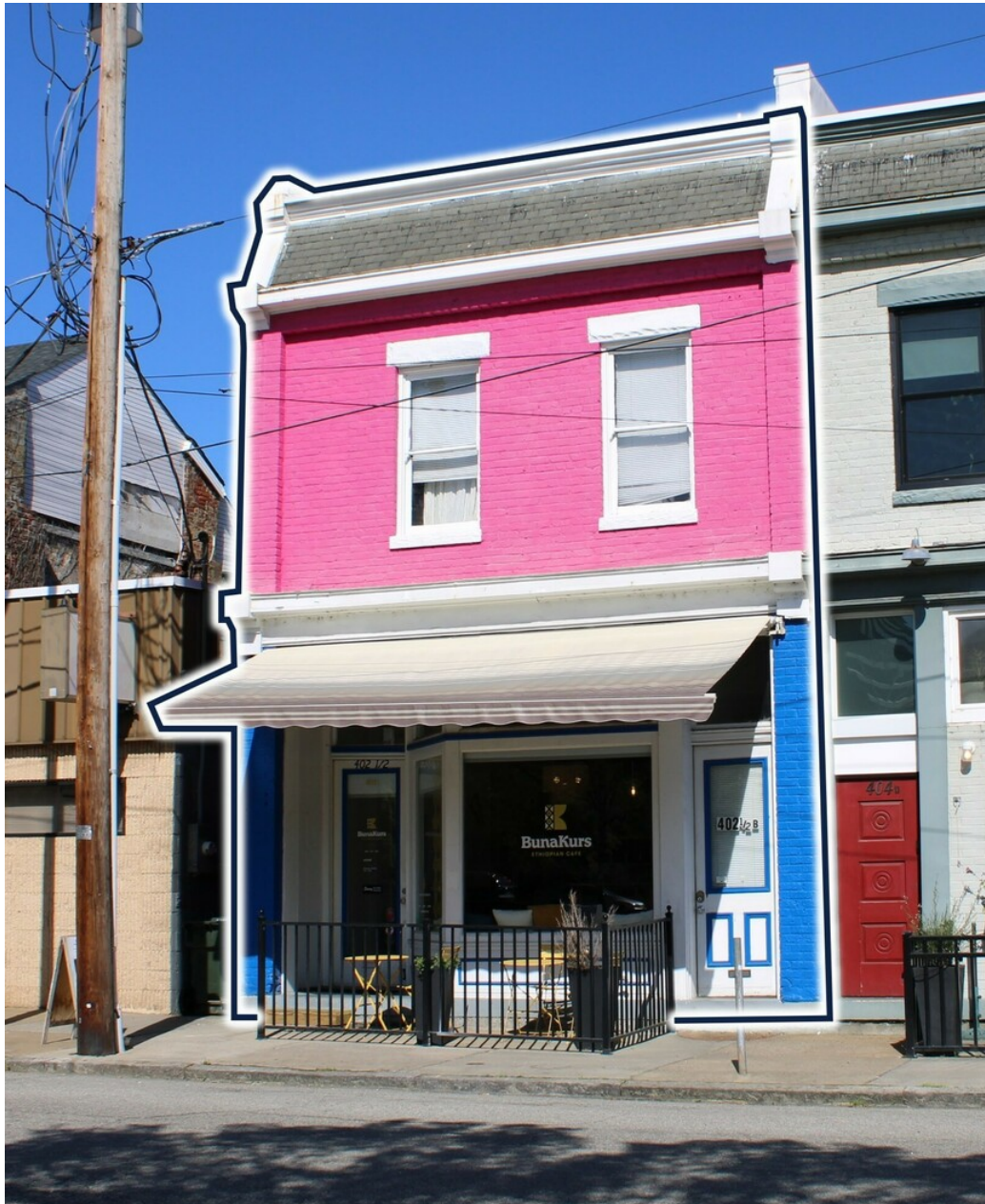
- 2 Bed / 1 Bath
- ±975 SF
- Includes small room that could be used as office or very large walk-in closet
- Washer / Dryer included



BAKERY & COFFEE SHOP

MIXED USE BUILDING

402 1/2 N 2nd St | Richmond, VA 23219



S.L. NUSBAUM

REALTY CO.

ANDREW PEGALIS

Development & Acquisitions

C. 804.678.8816

O. 804.944.9272

apegalis@slnusbaum.com

NATHAN SHOR

Senior Vice President

C. 804.539.7404

O. 804.944.2399

nshor@slnusbaum.com

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

[CLICK HERE TO LEARN MORE](#)

PROUD PARTNER

XTEAM

RETAIL ADVISORS

[CLICK HERE TO LEARN MORE](#)

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.