



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

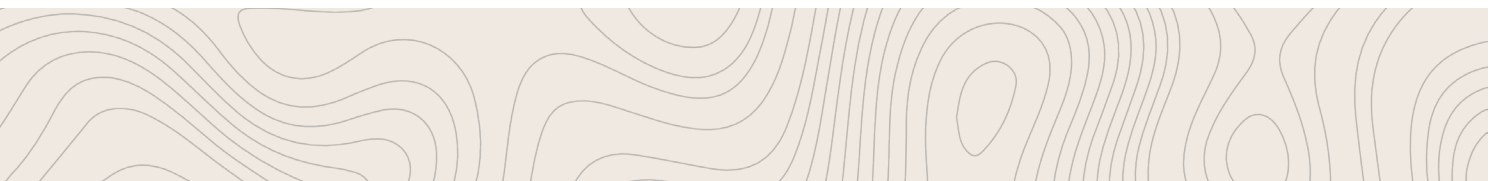
1964
Year Built

0.59
Acre Lot

18
Parking Spaces

8.2%
Submarket
Vacancy

RO-2
Current Zoning

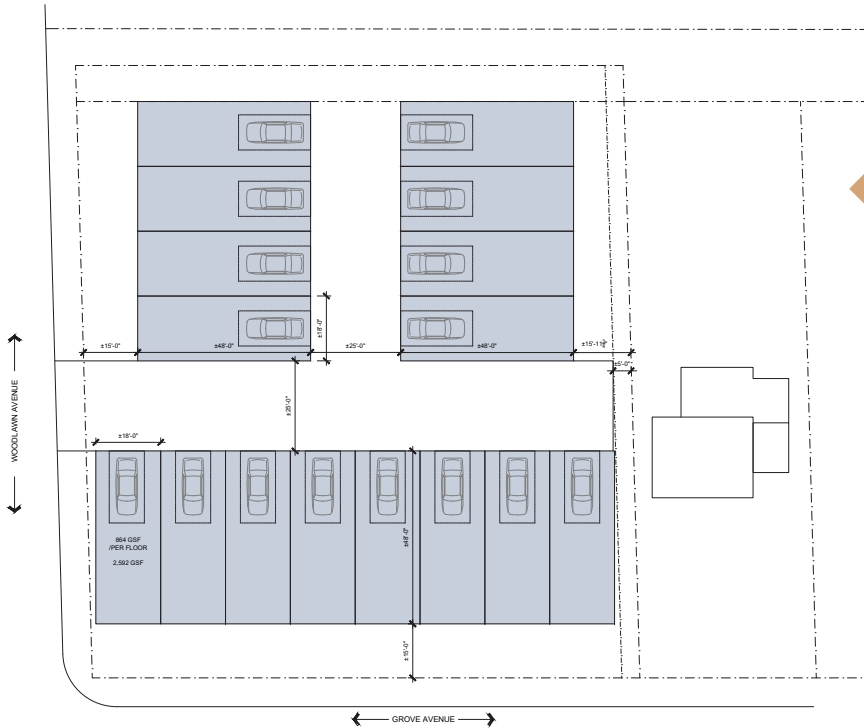


Schematic Plans*

4312 GROVE AVE



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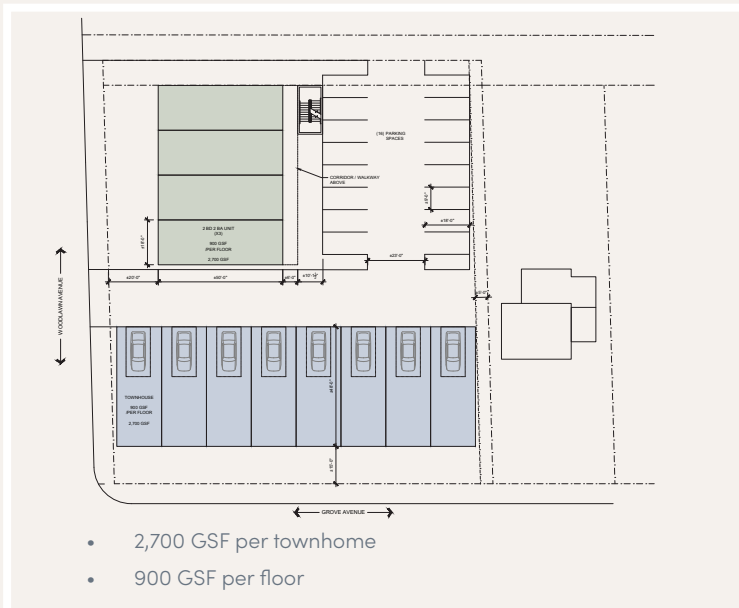
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OPTION 1 16 Townhomes

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

2

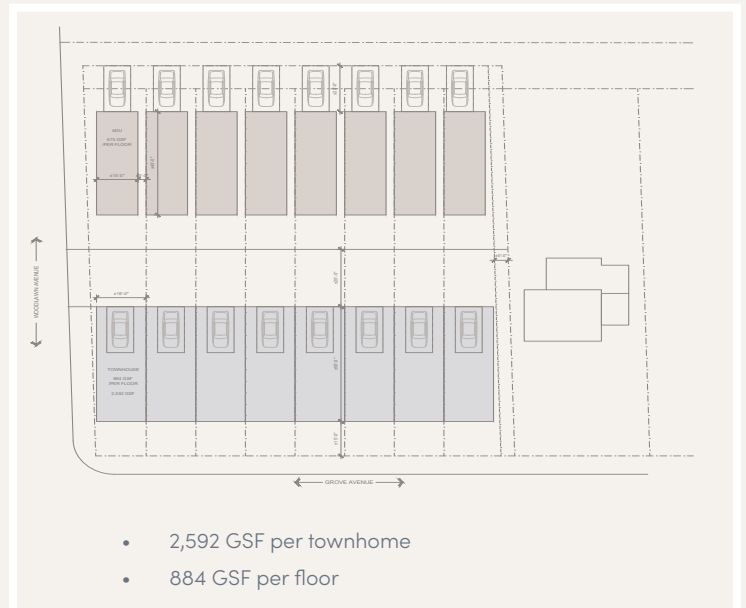
OPTION 2 12 Apartment Units 8 Townhomes



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

3

OPTION 3 16 Townhomes



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

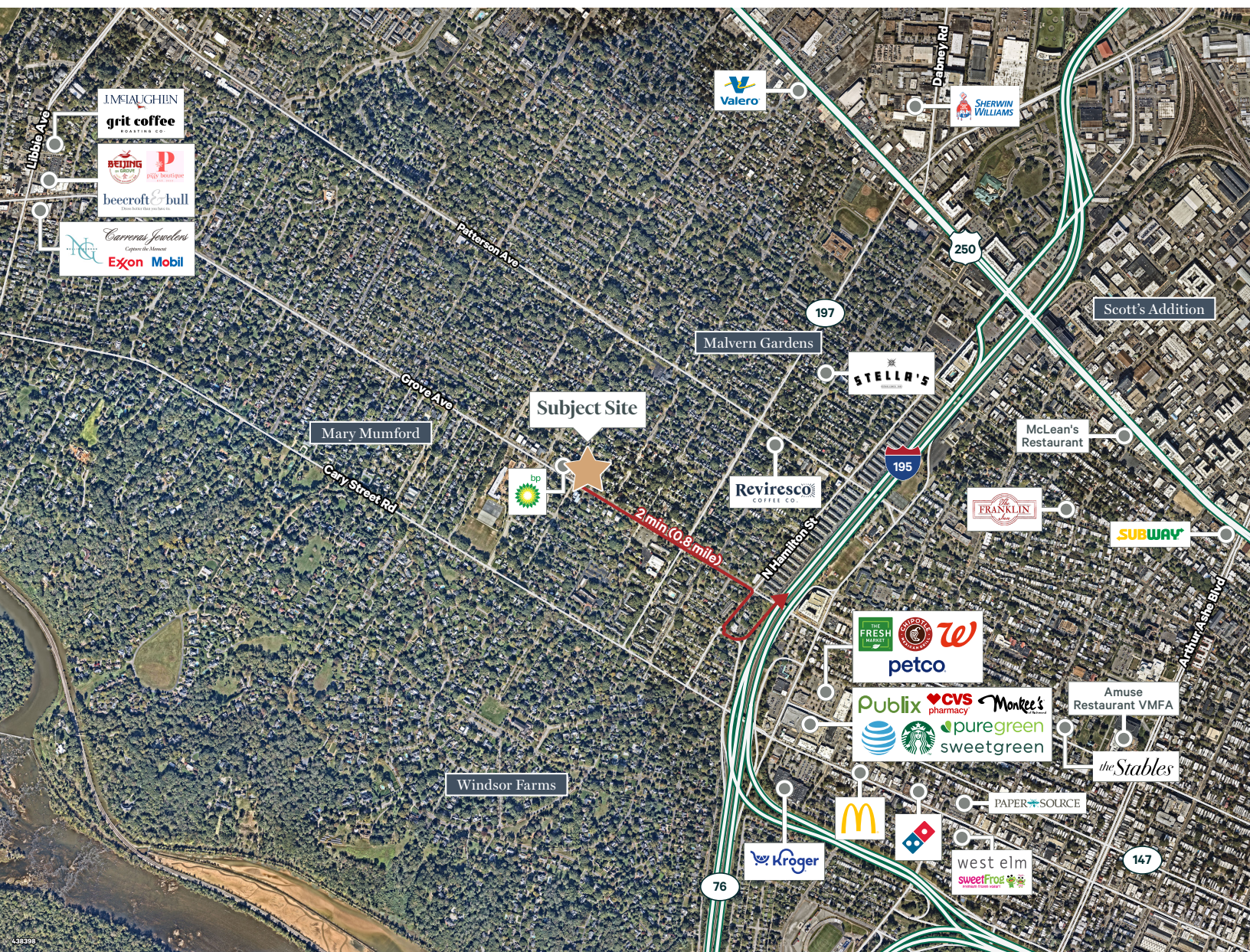
*Schematics have not been approved by the City of Richmond, and would require a special use permit.

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.

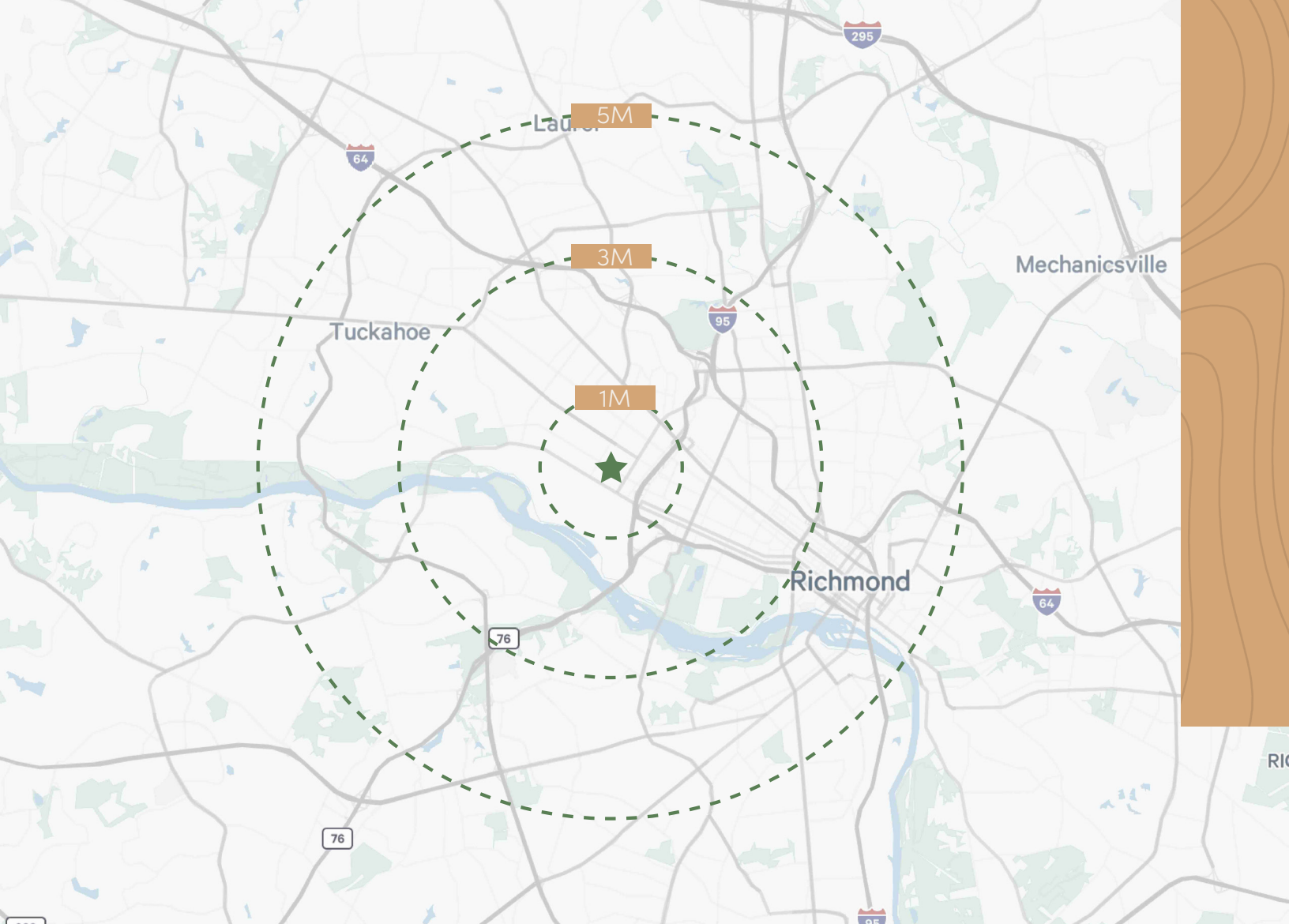
4312 Grove presents a unique opportunity to embrace a well-rounded lifestyle. where convenience, and a thriving community converge.



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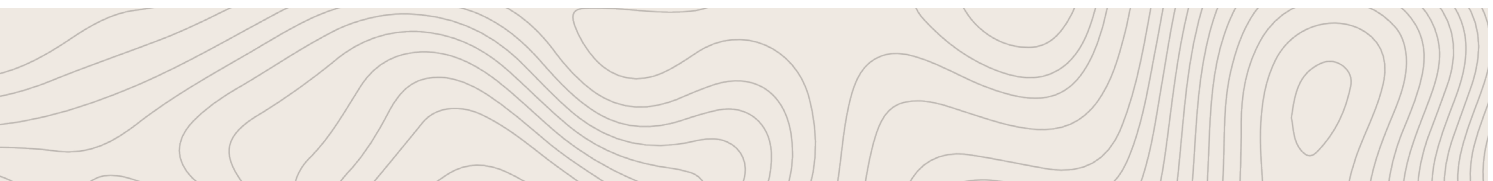
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Area Demographics

	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





4312 Grove Ave

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