

# 3015 CUTSHAW AVENUE

Richmond, VA

9,492 SF AVAILABLE | FOR SALE



**CUSHMAN &  
WAKEFIELD**  
**THALHIMER**

Connie Jordan Nielsen | [connie.nielsen@thalhimer.com](mailto:connie.nielsen@thalhimer.com) | 804 697 3569

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

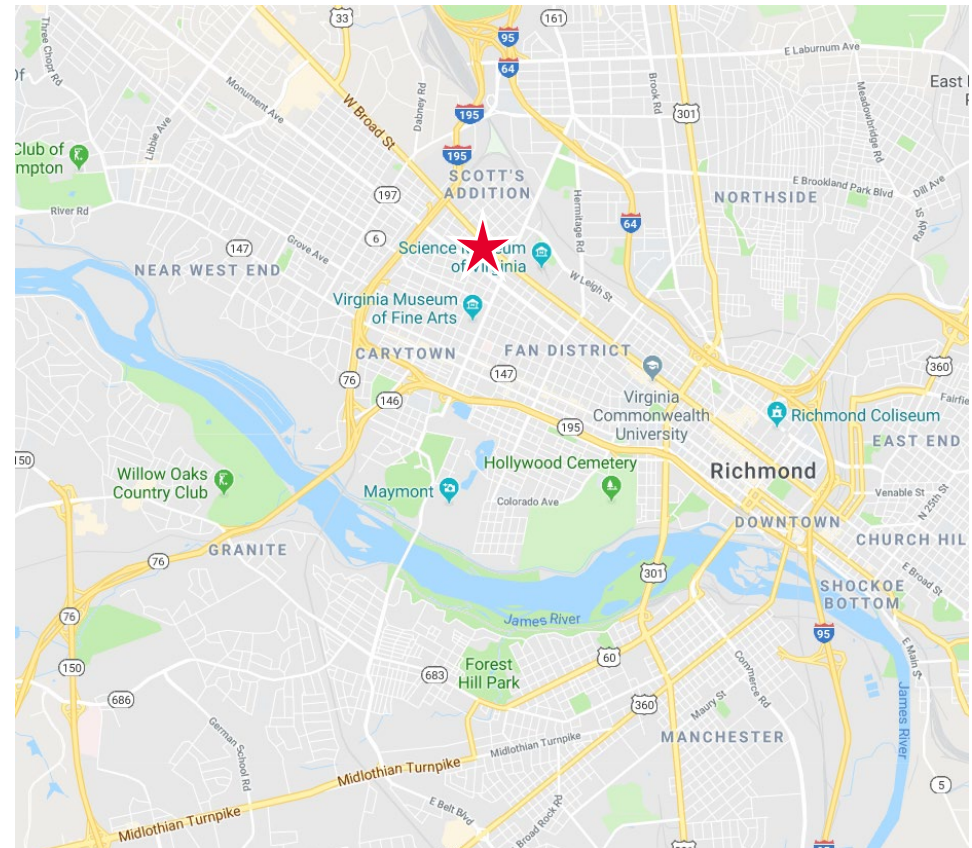
Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any 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.

# 3015 CUTSHAW AVENUE

## Richmond, VA

### PROPERTY FEATURES

- 9,492 SF for creative office / retail / restaurant / redevelopment
- .25 Acres
- Historic building with excellent visibility & signage opportunity along W. Broad Street
- Prime Fan location in the greater Scott's Addition area; walking distance to great restaurants & breweries
- 3,000+ apartment units existing or under development within 1 mile radius
- Easy access to new GRTC Pulse Bus
- TOD Zoning



### Join Nearby Retailers



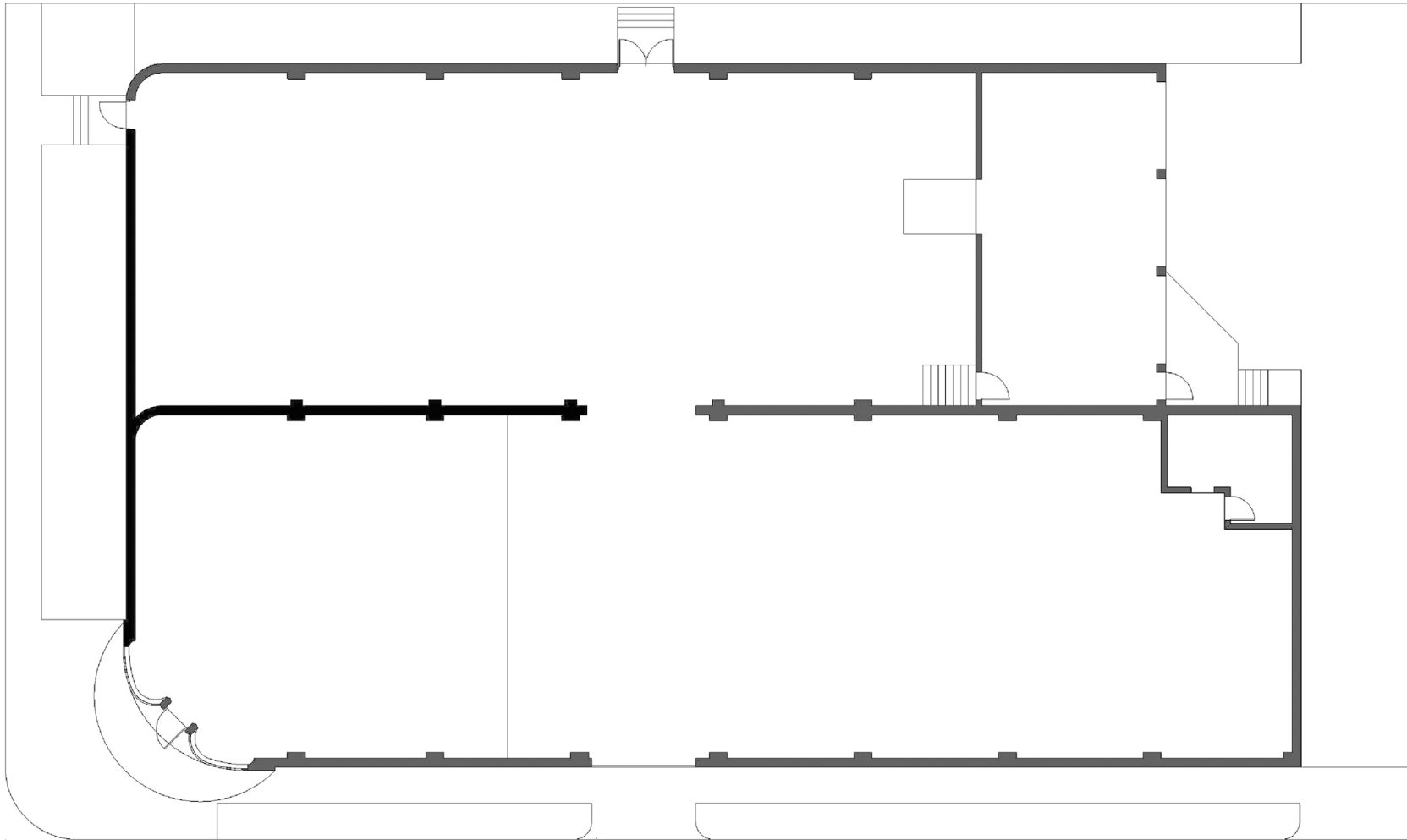
### Demographics

	1 Mile	2 Miles	3 Miles
Population	21,833	65,589	115,721
Avg. HH Income	\$101,662	\$99,104	\$93,926
Daytime Population	29,900	83,682	169,486
Bachelor's Degree +	71.6%	64.9%	54.9%

# 3015 CUTSHAW AVENUE

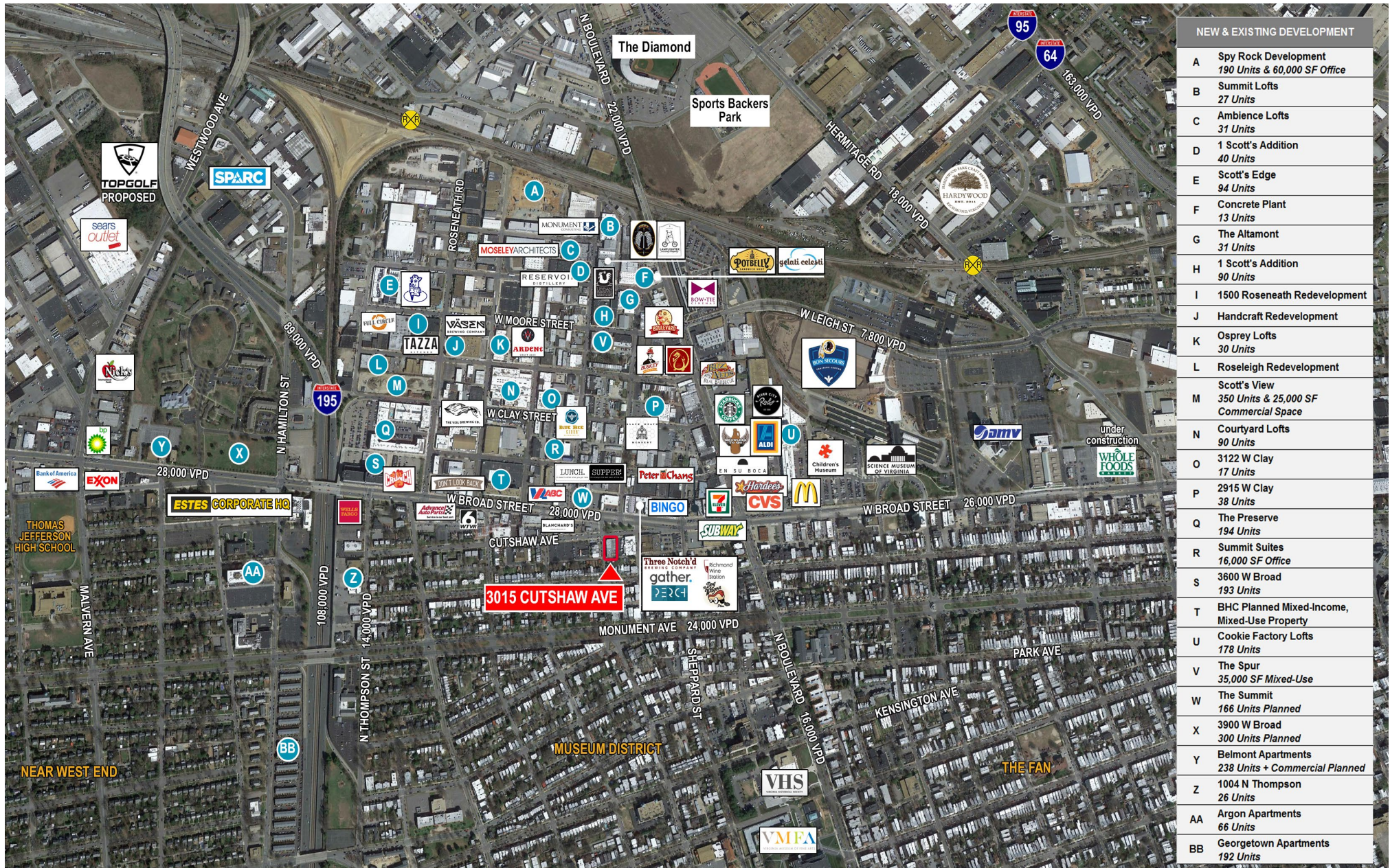
Richmond, VA

## EXISTING FLOORPLAN



# 3015 CUTSHAW AVENUE

## Richmond, VA



NEW & EXISTING DEVELOPMENT	
A	Spy Rock Development 190 Units & 60,000 SF Office
B	Summit Lofts 27 Units
C	Ambience Lofts 31 Units
D	1 Scott's Addition 40 Units
E	Scott's Edge 94 Units
F	Concrete Plant 13 Units
G	The Altamont 31 Units
H	1 Scott's Addition 90 Units
I	1500 Roseneath Redevelopment
J	Handcraft Redevelopment
K	Osprey Lofts 30 Units
L	Roseleigh Redevelopment Scott's View 350 Units & 25,000 SF Commercial Space
M	Courtyard Lofts 90 Units
N	3122 W Clay 17 Units
P	2915 W Clay 38 Units
Q	The Preserve 194 Units
R	Summit Suites 16,000 SF Office
S	3600 W Broad 193 Units
T	BHC Planned Mixed-Income, Mixed-Use Property
U	Cookie Factory Lofts 178 Units
V	The Spur 35,000 SF Mixed-Use
W	The Summit 166 Units Planned
X	3900 W Broad 300 Units Planned
Y	Belmont Apartments 238 Units + Commercial Planned
Z	1004 N Thompson 26 Units
AA	Argon Apartments 66 Units
BB	Georgetown Apartments 192 Units

# 3015 CUTSHAW AVENUE

Richmond, VA



ICON APARTMENTS

BLUE BEE

LUNCH. SUPPER!

LONGOVEN

THE SUMMIT

BLANCHARD'S

Three Notch'd BREWING COMPANY

PERCH

MOSAIC

28,000 VPD

BINGO BEER

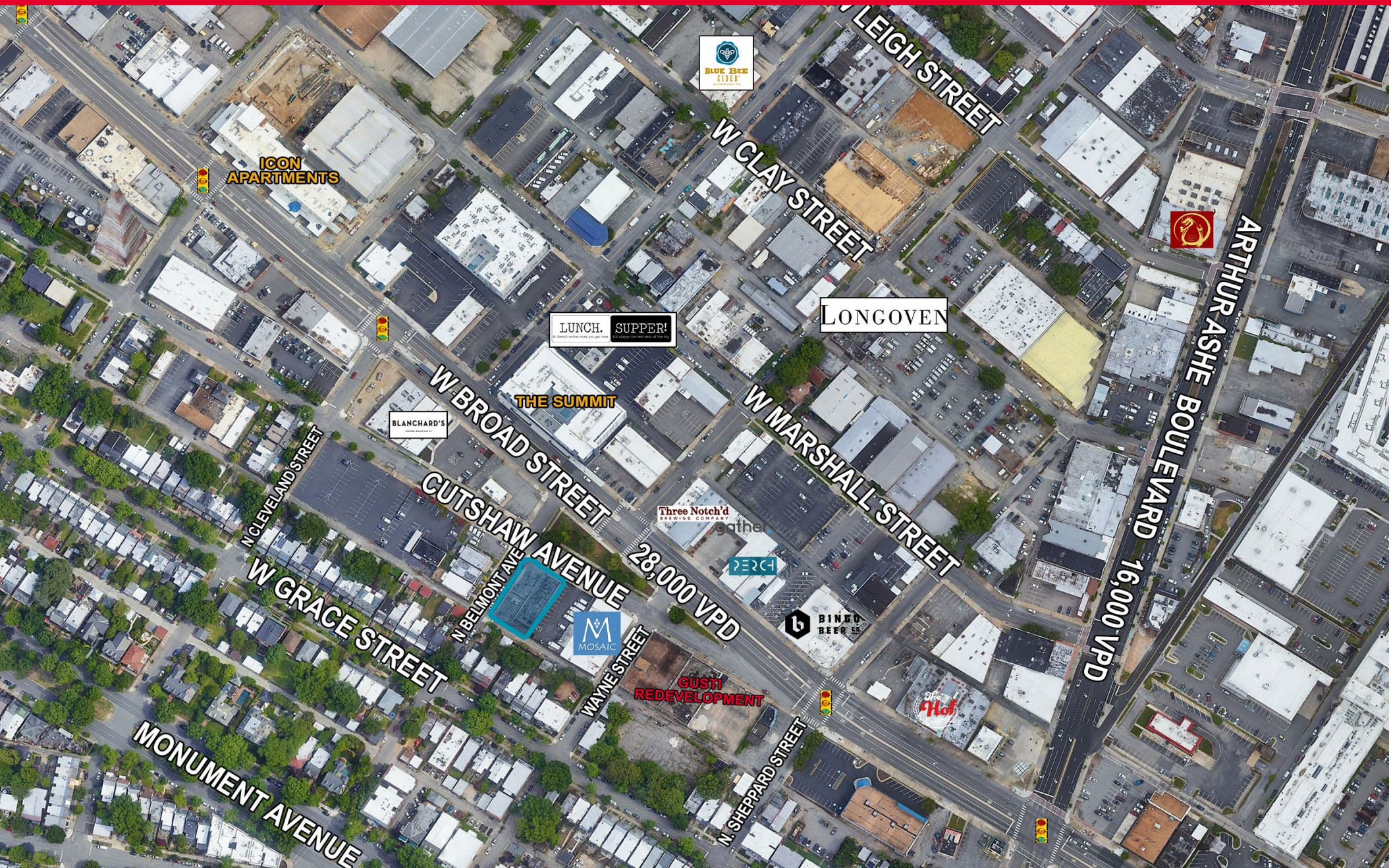
CUSTI REDEVELOPMENT

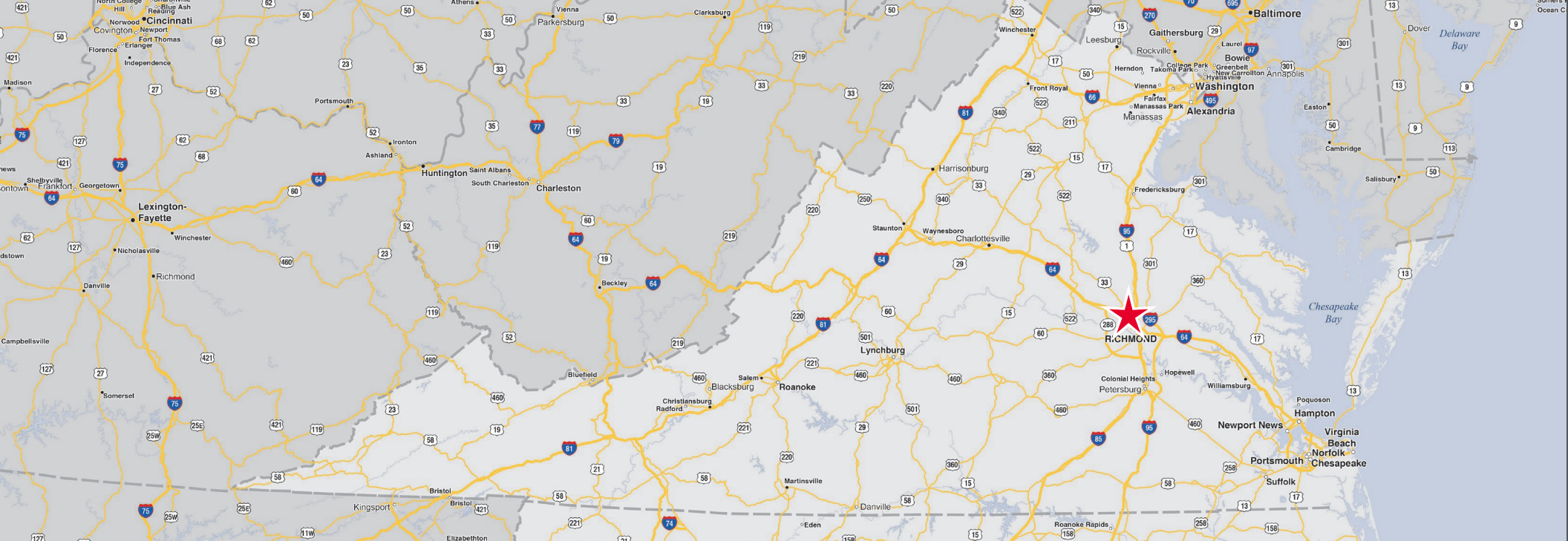
16,000 VPD



# 3015 CUTSHAW AVENUE

Richmond, VA





# 3015 CUTSHAW AVENUE

Richmond, VA

For more information, please contact:

Connie Jordan Nielsen | [connie.nielsen@thalhimer.com](mailto:connie.nielsen@thalhimer.com) | 804 697 3569



Thalhimer Center  
1100 W. Broad Street  
Glen Allen, VA 23060  
[thalhimer.com](http://thalhimer.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express 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.