

# FOR SALE

## LANDMARK FAN DISTRICT PROPERTY

1912 - 1916 W Main St | Richmond, VA 23220



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



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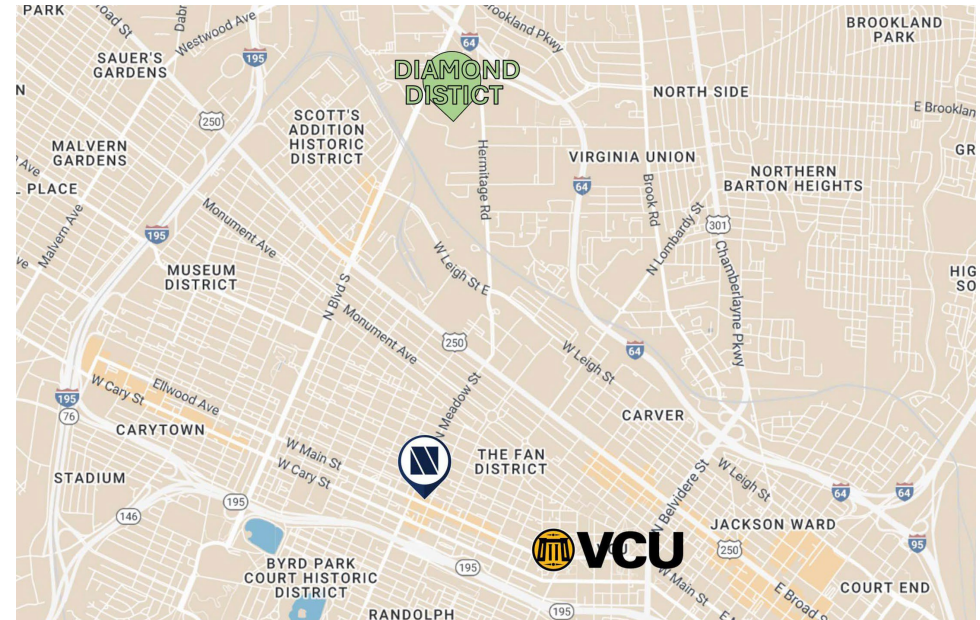
# PROPERTY SUMMARY

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### OFFERING SUMMARY

Sale Price:	Contact Agent
Building Size:	13,478 SF
Lot Size:	0.78 Acres
Zoning:	UB-PO3

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	33,999	139,601	274,524
Daytime Population	44,791	210,379	352,152
Total Households	15,122	68,901	125,534
Average HH Income	\$113,476	\$103,209	\$97,366

### PROPERTY OVERVIEW

Prime 13,478 SF retail property (plus ½ acre parking lot) located in the heart of Richmond's Fan District at the busy signalized intersection of W. Main & N. Meadow Street within easy walking distance of the VCU academic campus.

### PROPERTY HIGHLIGHTS

- Includes 2 separate tax parcels located along a primary urban transportation corridor (10,000 VPD).
- Zoned UB-PO3 (Urban Business) in the Uptown W. Main node of Richmond's Fan District.  
**[Zoning link here.](#)**
- Rare 1/2-acre parking lot included.
- Well maintained, good overall condition.
- Property to be delivered at closing as vacant and in as-is condition.

**\*Confidential Listing. Do Not Engage With Store Employees. Contact Agent to Schedule Access.**



# CONTACT INFORMATION

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## COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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