

PROPERTY SUMMARY

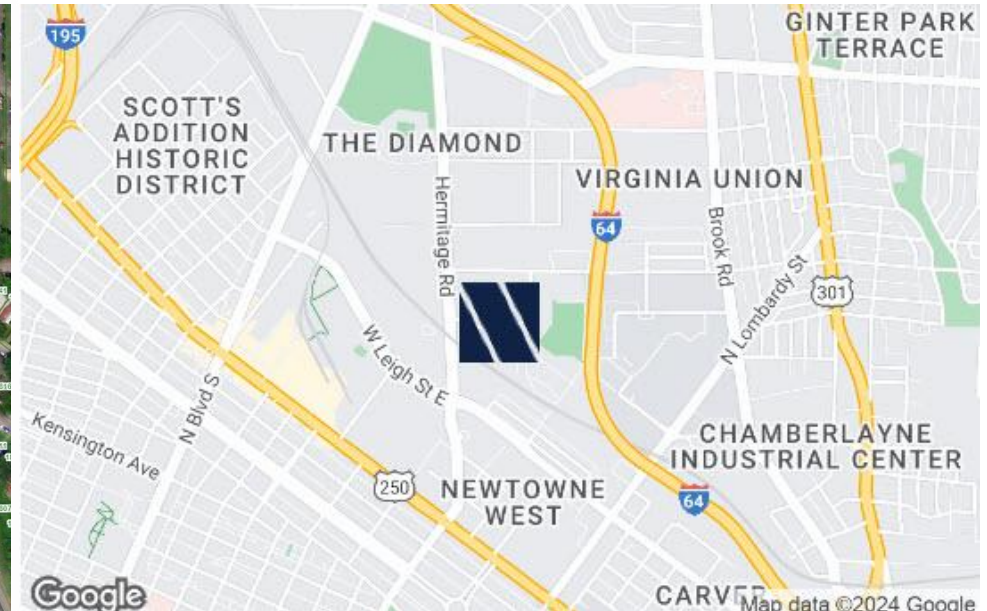
RARE DIAMOND DISTRICT PROPERTY

1603 OWNBY LANE | RICHMOND, VA 23220



S.L. NUSBAUM

REALTY CO.



OFFERING SUMMARY

Sale Price:	\$6,695,000
Building Size:	31,300 SF
Acres:	3.889
Zoning:	B-7

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	131,392	275,791	430,372
Daytime Population	218,831	351,333	514,557
Total Households	64,037	122,868	184,268
Average Household Income	\$93,005	\$91,299	\$92,408

PROPERTY OVERVIEW

Rare Diamond District property for sale within walking distance to Scott's Addition

PROPERTY HIGHLIGHTS

- B-7 Zoning allows for multi-family, office, hotel, warehouse and distribution.
- New VCU Athletic Village and New Baseball Stadium under construction
- The Diamond District will include a 180-room hotel, 1,100 multi-family units, offices and 58,000 SF of retail space
- New condo and multi-family development built across the street
- Park RVA Entertainment Center nearby
- Masonry building with two loading docks

DEVELOPERS BREAK GROUND ON DIAMOND DISTRICT MIXED-USE PHASE!
[CLICK HERE TO LEARN MORE!](#)

REID CARDON

SENIOR ASSOCIATE

O. 804.944.9260

C. 804.683.0631

RCARDON@SLNUSBAUM.COM

NATHAN SHOR

SENIOR VICE PRESIDENT

O. 804.944.2399

C. 804.539.7404

NSHOR@SLNUSBAUM.COM

PROUD PARTNER

XTEAM
RETAIL ADVISORS

FOR SALE

RARE DIAMOND DISTRICT PROPERTY

1603 Ownby Ln | Richmond, VA 23220



S.L. NUSBAUM
REALTY CO.

**MAJOR PRICE REDUCTION!
SELLER MOTIVATED!**



REID CARDON

Commercial Brokerage

O. 804.944.9260

C. 804.683.0361

rcardon@slnusbaum.com

NATHAN SHOR

Senior Vice President

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

PROUD PARTNER
XTEAM
RETAIL ADVISORS

DIAMOND DISTRICT & VCU ATHLETIC VILLAGE

1603 OWNBY LANE | RICHMOND, VA 23220



S.L. NUSBAUM
REALTY CO.



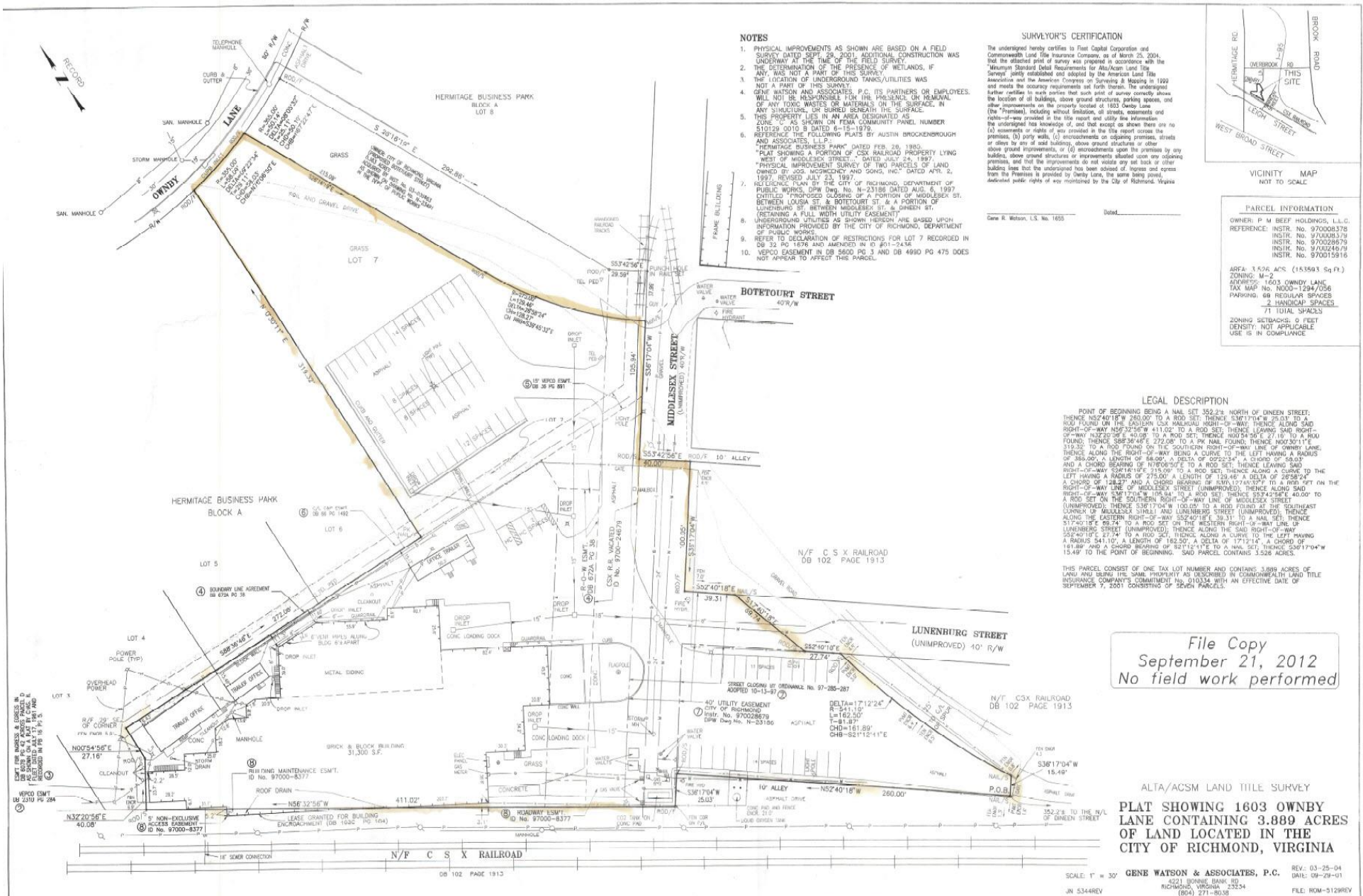
1603 OWNBY LANE | RICHMOND, VA 23220

REALTY CO.





1603 OWNBY LANE
RICHMOND, VA 23220



CONTACT INFORMATION

RARE DIAMOND DISTRICT PROPERTY
1603 Ownby Ln | Richmond, VA 23220



S.L. NUSBAUM
REALTY CO.



REID CARDON

Commercial Brokerage
C. 804.683.0361
O. 804.944.9260
rcardon@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.