

BELMONT ON BROAD

4010 W. Broad Street | Richmond, VA 23220



PROPERTY OVERVIEW

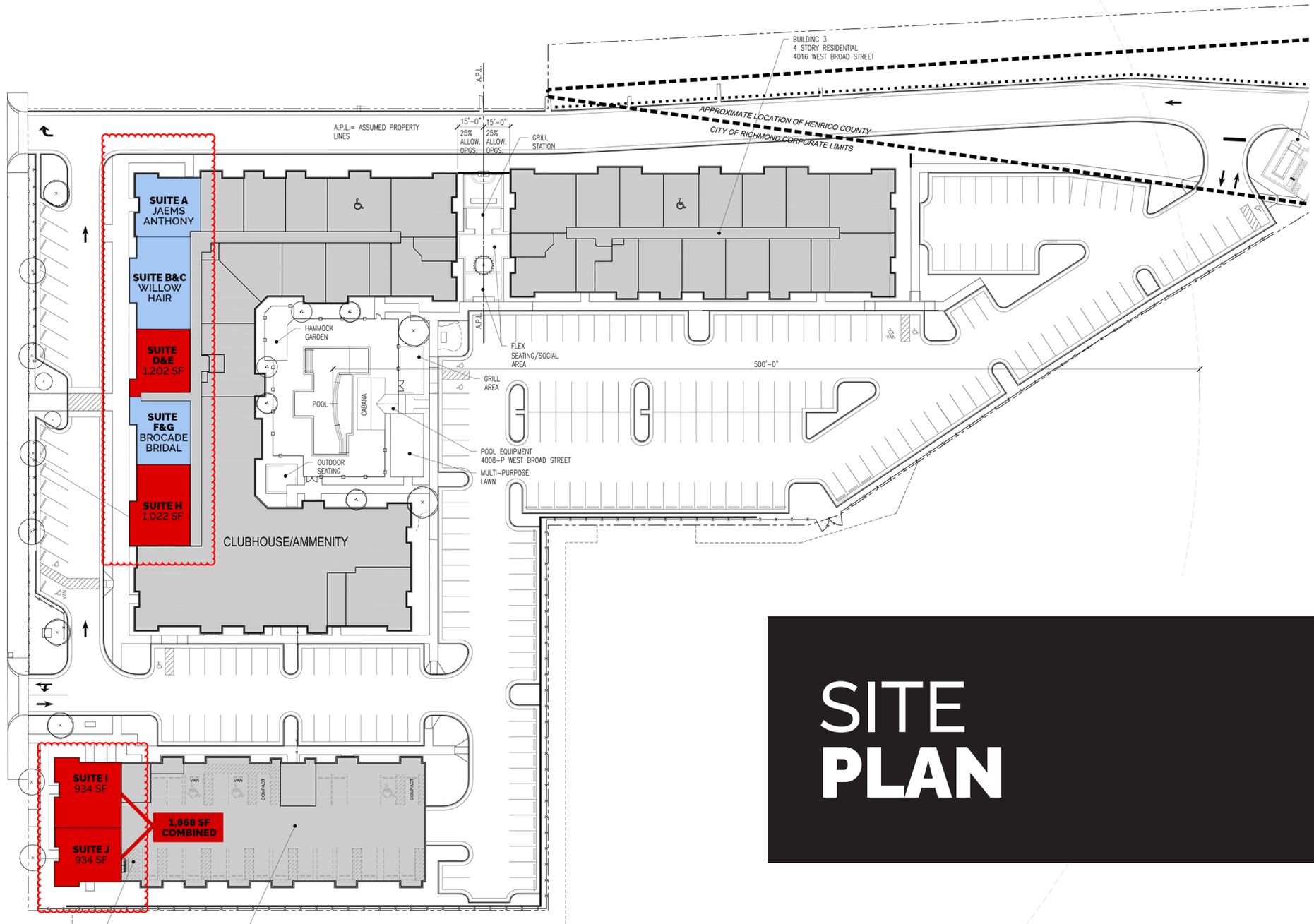
Belmont on Broad

Mixed-use development located at 4010 W. Broad Street adjacent to UMFS, The Ella (includes Courtyard Marriot, 250 apartments) and within walking distance to Scott's Addition. This 4-story mixed-use project includes commercial space along with a 211-unit apartment community with pool and clubhouse.

- Landlord offering turn-key opportunities for qualified deal
- Commercial space available:
 - Suite A: James Anthony
 - Suite B&C: Willow Hair
 - Suite D&E: 1,202 SF
 - Suite F&G: Brocade Bridal
 - Suite H: 1,022 SF
 - Suite I: 934 SF (Move-In Condition)
 - Suite J: 934 SF
 - Suite I & J Combined: 1,868 SF
- Seeking coffee operator, retail, office, and service users
- Kotarides is Owner/Developer



WEST BROAD STREET



SITE PLAN



RETAILERS

1. CRUNCH FITNESS
2. THE VEIL BREWING CO.
3. WOOD & IRON
4. STARHILL BREWING
5. TAZZA KITCHEN
6. STELLA'S
7. BRENNER PASS
8. ISLEY BREWING
9. ZZQ BBQ
10. ARDENT CRAFT ALES
11. SMOHK RVA BBQ
12. STRANGWAYS BREWING
13. LUCKY ASIAN FUSION
14. BLUE BEE CIDER

RESIDENTIAL DEVELOPMENTS

15. THE PRESERVE / 194 UNITS
16. SCOTT'S EDGE / 94 UNITS
17. SYMBOL APTS / 202 UNITS
18. 1 SCOTT'S ADDITION / 132 UNITS
19. OSPREY LOFTS / 30 UNITS
20. COURTYARD LOFTS / 90 UNITS
21. THE SUMMIT / 166 UNITS



LIBBIE MILL MIDTOWN

TOWNE BANK [solidcore]

SHAGBARK burn boot camp 9ROUND Starbucks

DABNEY CENTER
±2M SF
FLEX/INDUSTRIAL

THE ELLA

YOGASIX

WILLOW PLACE

HomeGoods

Anthem

VDH VIRGINIA DEPARTMENT OF HEALTH

BELMONT ON BROAD

McDonald's

FirstWatch THE DAYTIME CAFE

COPOW

CHICK-IT!

GOOK OUT

Mini Price Storage

ExtraSpace Storage

16

17

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2

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20

21



WEST BROAD STREET 27,000 VPD

28,000 VPD

28,000 VPD

96,000 VPD



LIBBIE PLACE

THE VITAMIN SHOPPE Great Clips target FedEx Office BARNES & NOBLE FAS PET SMART

WILLOW LAWN PLAZA

CVS pharmacy SportClips Jason's deli

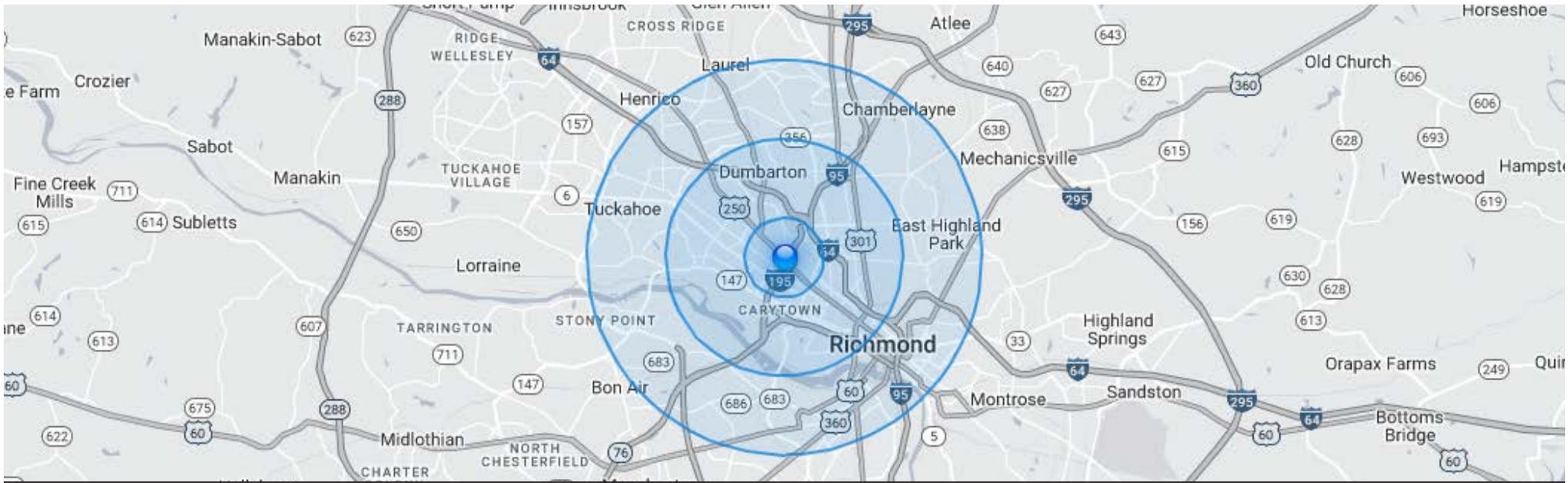
WILLOW LAWN

Kroger Staples DICK'S SPORTING GOODS FIVE GUYS BURGERS and FRIES DSW tropical CAFE ME Massage Envy Starbucks CHOPT CREATIVE SALAD CO. OLD NAVY ROSS DRESS FOR LESS carter's

THOMAS JEFFERSON H.S.

THE FAN

VCU
31,242 STUDENTS



DEMOGRAPHIC PROFILE AND STATISTICS

SOURCE: ESRI 2020

| Radius | Population | Average HH Income | Growth (2019-2024) | Households | Median Age |
|---------|------------|-------------------|--------------------|------------|------------|
| 1 Mile | 19,367 | \$66,000 | 1.22% | 10,917 | 31.1 |
| 3 Miles | 113,759 | \$69,000 | 1.13% | 51,831 | 33.6 |
| 5 Miles | 265,944 | \$61,000 | 0.91% | 114,732 | 34.9 |



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