



For Sale

27 E. 2ND STREET | RICHMOND, VA 23224

*Historic Redevelopment Opportunity
66,528± SF / 0.42 Acres & 0.16 Acres*



FLY THE PROPERTY

VIRTUAL DEAL ROOM

0.42
Acres

0.16
Acres

Property Overview

Discover a unique historic tax credit opportunity at 27 E. 2nd Street in Richmond's Manchester district, offering a 66,528± SF building zoned B-7.

The asset is positioned on 0.42 acres as a 4-story historic tax credit project, with a potential unit count to be determined. The subject site boasts excellent, perpetually unobstructed views of the CBD, along with convenient access to I-95 and exceptional walkability, placing it steps away from diverse retail, dining, entertainment, and transit options, plus direct access to biking and walking trails. The building is fully sprinklered and was last inspected in September 2025. An additional 0.16-acre lot provides flexibility for surface parking or a future dog park. This unique offering is ideal for investors and developers aiming to capitalize on Manchester's growth and Richmond's vibrant urban landscape.

PROPERTY HIGHLIGHTS

0.42 & 0.16 AC

Site Acreage

B-7

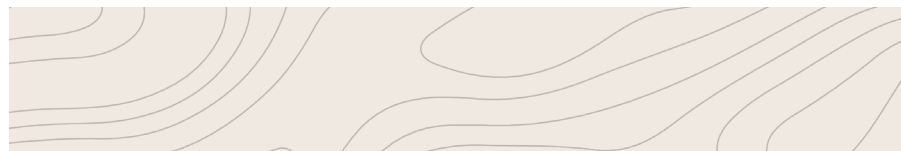
Zoning

66,528± SF

Building Size

\$4.8M

Asking Price (\$72/SF)

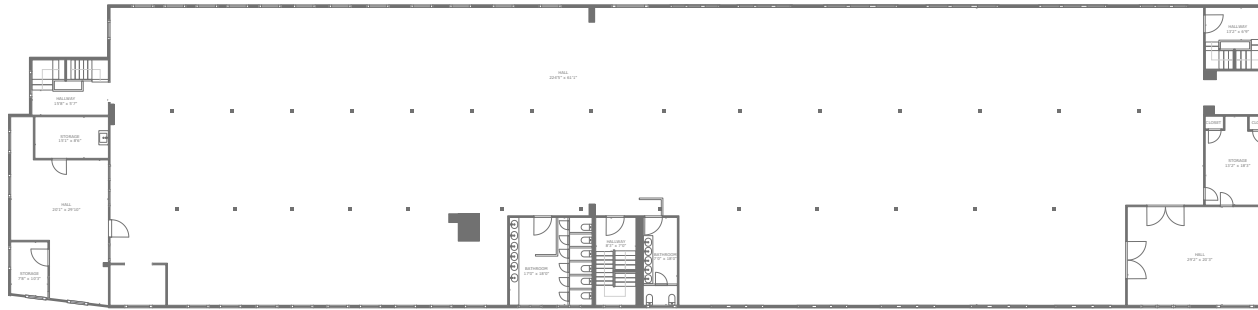


Existing Floor Plans

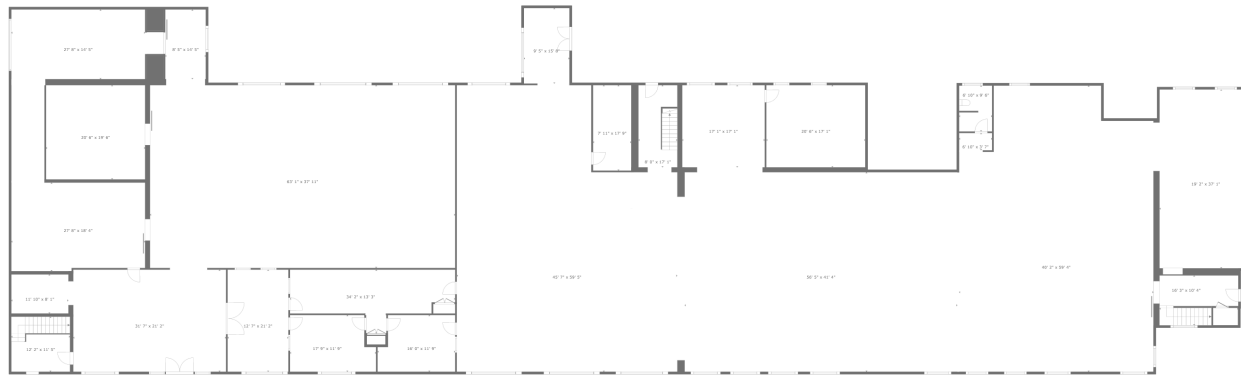
LEVELS 1-2



FLOOR 2



FLOOR 1



FLOOR PLAN

Existing Floor Plans

LEVELS 3-4



FLOOR PLAN



FLOOR PLAN

Historical Legacy


The Crawford Manufacturing Company, located at 27 E. 2nd Street in Richmond, Virginia, played a crucial role in the American war effort during World War II. While initially specializing in textile goods such as automotive seat covers, canvas awnings, and cushions, the company transitioned its operations to support defense contracts when the U.S. entered the war.

The Old Manchester facility became a hub of wartime production, where Crawford Manufacturing utilized its heavy sewing machines and skilled textile workforce to cut, stitch, and inspect thousands of military parachutes. After the war, the company shifted back to producing commercial home textiles and automotive accessories. Nationwide Electric Supply Co. purchased the building from Crawford Manufacturing in 1994 and subsequently occupied the facility as a national electrical supplier until May 2026.


STEP INTO HISTORY
Where History Took Flight: Explore
Richmond's Pivotal WWII Legacy at
27 E. 2nd Street.





Building Specifications


 2
ground-level
oversized
drive-in doors


 18'
from middle
columns to
rear wall

 2
elevator shafts
on each end of
building

 3
staircases: 1 at each
end, 1 in center

 21'
each: from front to
middle columns;
between middle
columns

 61'
across interior wall
to interior wall

 8'8"-11.5'
ceiling heights

- 1st Floor: 10'
- 2nd Floor: 10'
- 3rd Floor: 11'
- 4th Floor: 11.5' at
pitch, 8'8" at ends



Area Map



Apartments Units

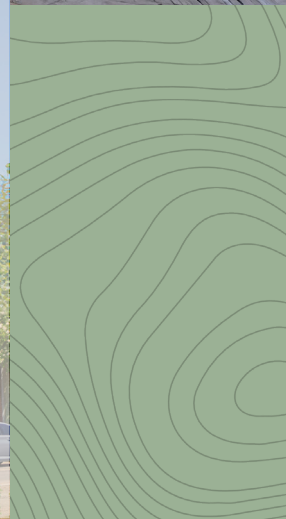
Apartment Name	Units
1. Eddy On The James	221
2. The McRae & Lacy Townhomes	26
3. 311 W Commerce Rd	227
4. Avery Hall	553
5. River's Edge at Manchester	212
6. The Lofts at Trolley Station	47
7. 201 W Commerce Rd	325
8. Hatcher Tobacco Lofts	152
9. City View Landing	219
10. The Commodore Old Town Manchester	173
11. The Overlook at City View	128
12. The Hues at City View	250
13. The Paper Company Apartments	88
14. South Falls Tower	255
15. Overlook II	271
16. 7th Street Lofts	39
17. The Cove Apartments	65
18. Port RVA	102
19. The Current	215
20. 13 E 3rd St	236
21. Commons @ Plant Zero	45
22. The Element Apartments	290
23. Hydro Apartments	226
24. The Navigator Apartments	177
25. The Railyard Flats	42
26. South Bank Apartments	150
27. Plant 1 Apartments	134
28. Miller Lofts @ Plant Zero	197
29. The Box Apartments	118
30. Manchester Square	39
31. The Hudson	225
32. Stockton Lofts	33
33. Solaria Apartments	275
34. Hopper Lofts	139
35. The Hub	162
36. New Manchester Flats	426
37. Spur Line Lofts	127

Retail

1. Chipotle Mexican Grill
2. McDonald's
3. Truist
4. Subway
5. Dollar Tree
6. U-Haul
7. Cherokee Brick

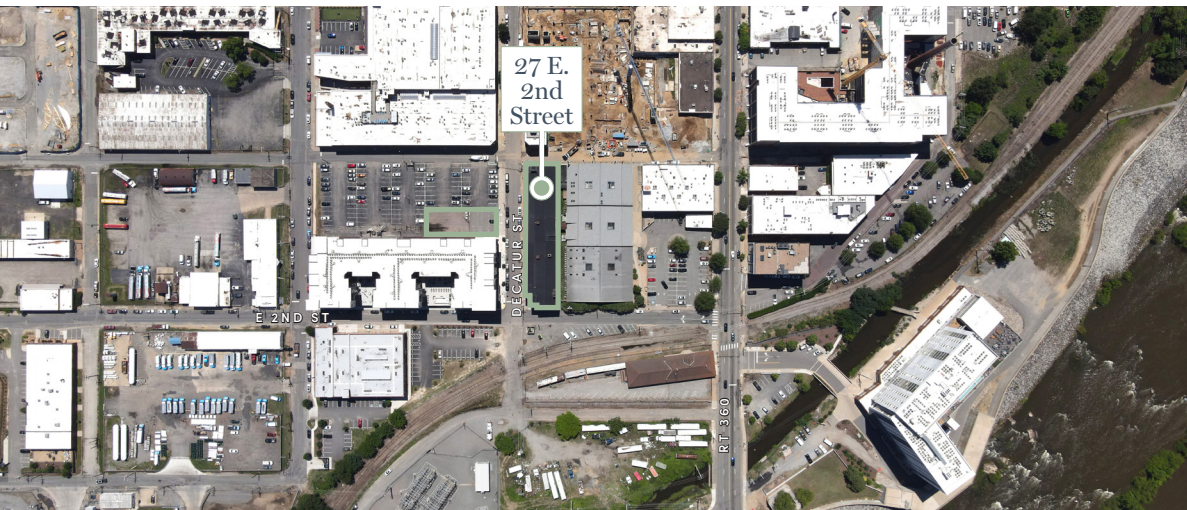
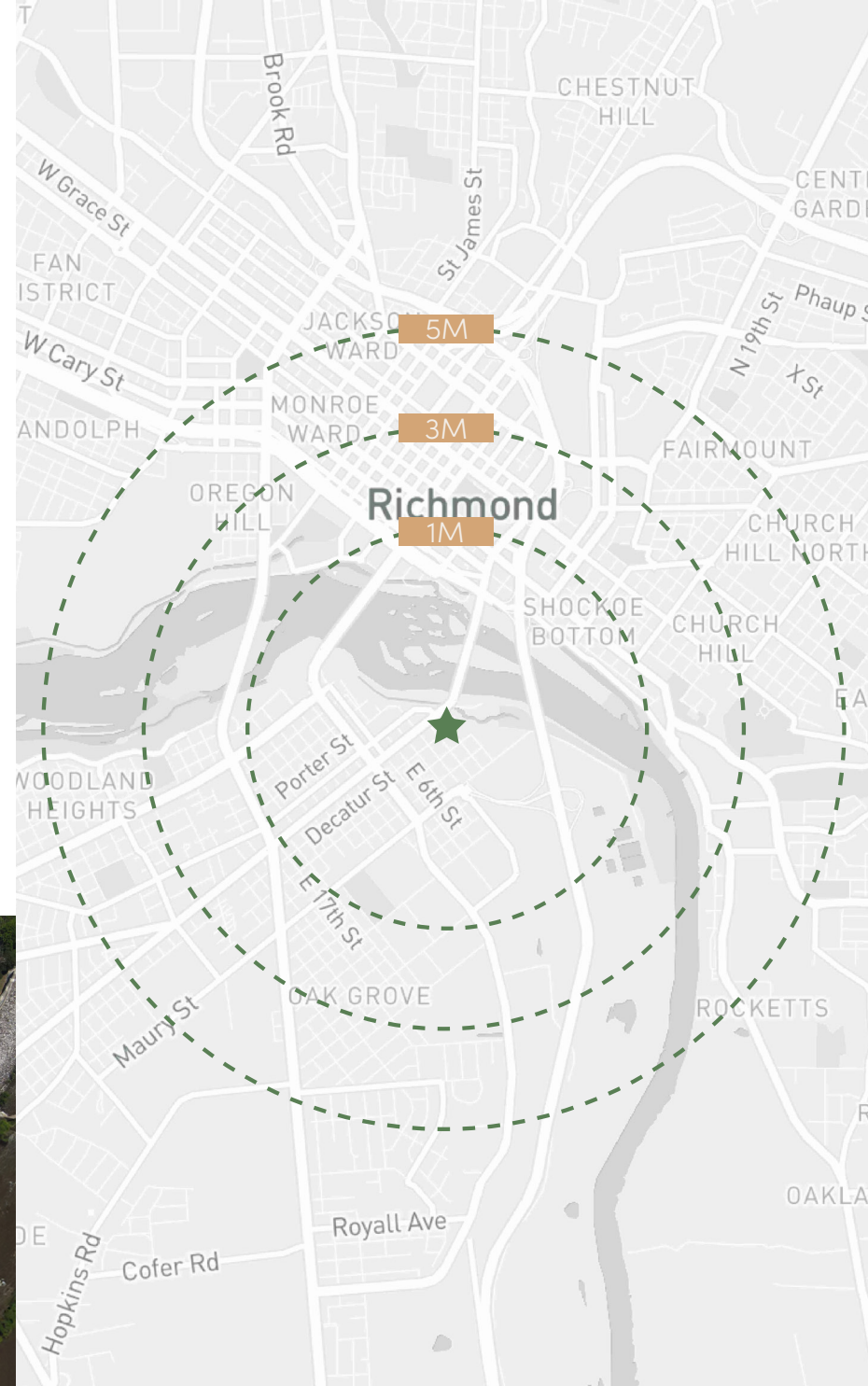
Biking Trails and Walking Trails

- Belle Isle
- Buttermilk Trail
- Forest Hill Park
- North Bank
- The Trail of James River Park



Area Demographics

	1 Miles	3 Miles	5 Miles
Population			
2025 - Current Year Estimate	17,450	125,698	261,851
2025 - Five Year Projection	19,528	129,690	267,565
2025 - Daytime Population	35,680	186,689	317,150
Household Income			
2025 Average HHI	\$91,119	\$89,008	\$95,420
2030 Average HHI	\$101,552	\$99,604	\$107,827
2025 Households	11,393	58,882	119,280
2030 Households	12,835	61,548	123,513



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