 **JLL** SEE A BRIGHTER WAY

For lease

3,500 SF Available

2001 Dabney Road
Richmond, VA

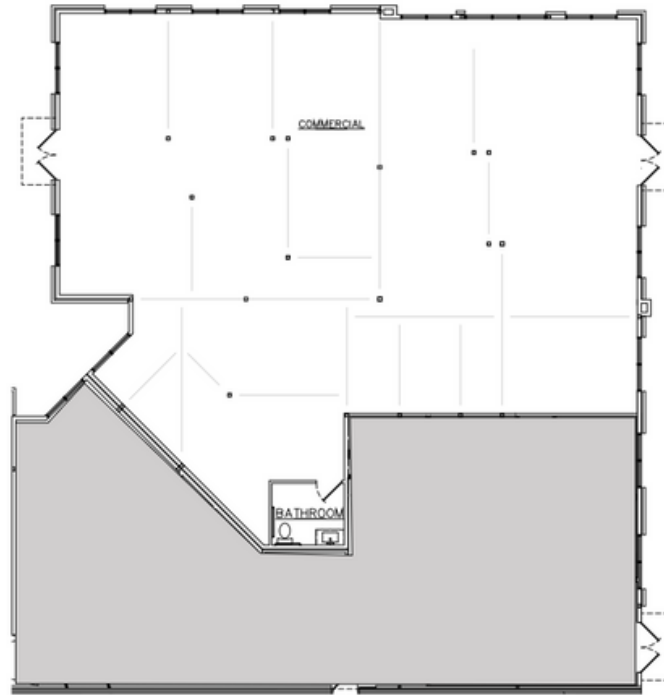
Signage Here

2001 Dabney Road Richmond, VA

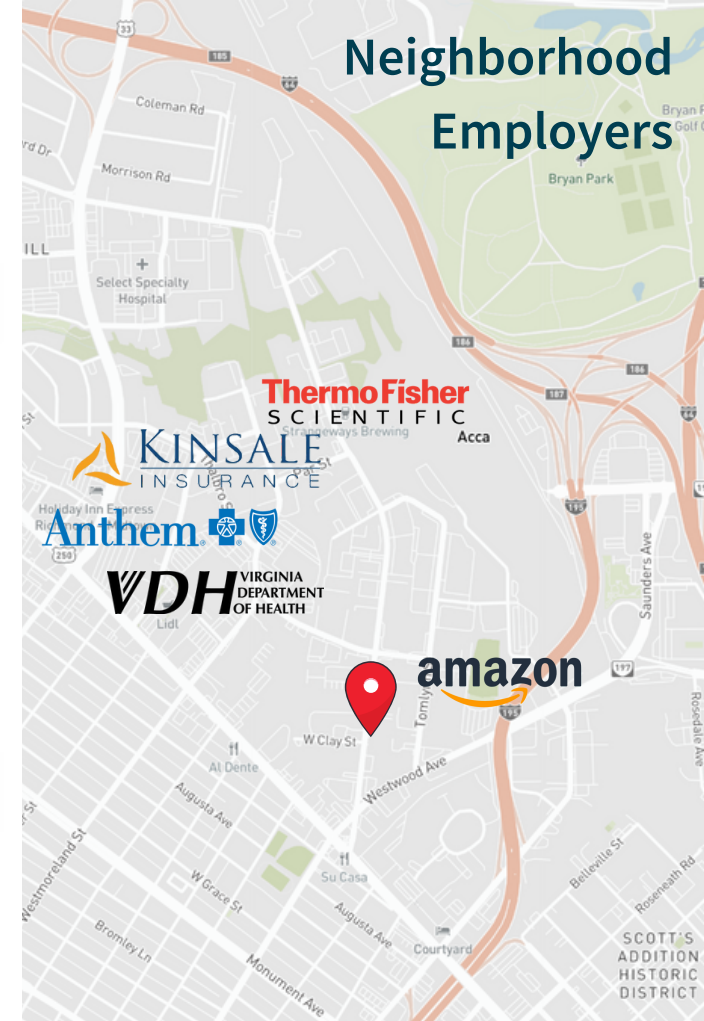
Property highlights

- 3,500 SF for lease
- Office or retail
- Delivering Q4 2024
- 1, 2, and 3 bedrooms apartments, 242 units total
- Perfect location for a coffee shop or café
- Dedicated parking and storefront entrance with signage available
- Easy access to Interstate 64, 95, 195, and the Powhite Parkway
- Located in Greater Scott's Addition, Richmond's fastest growing retail district

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FLOORPLAN



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19,997

Daytime population within 3 mile

\$103,235

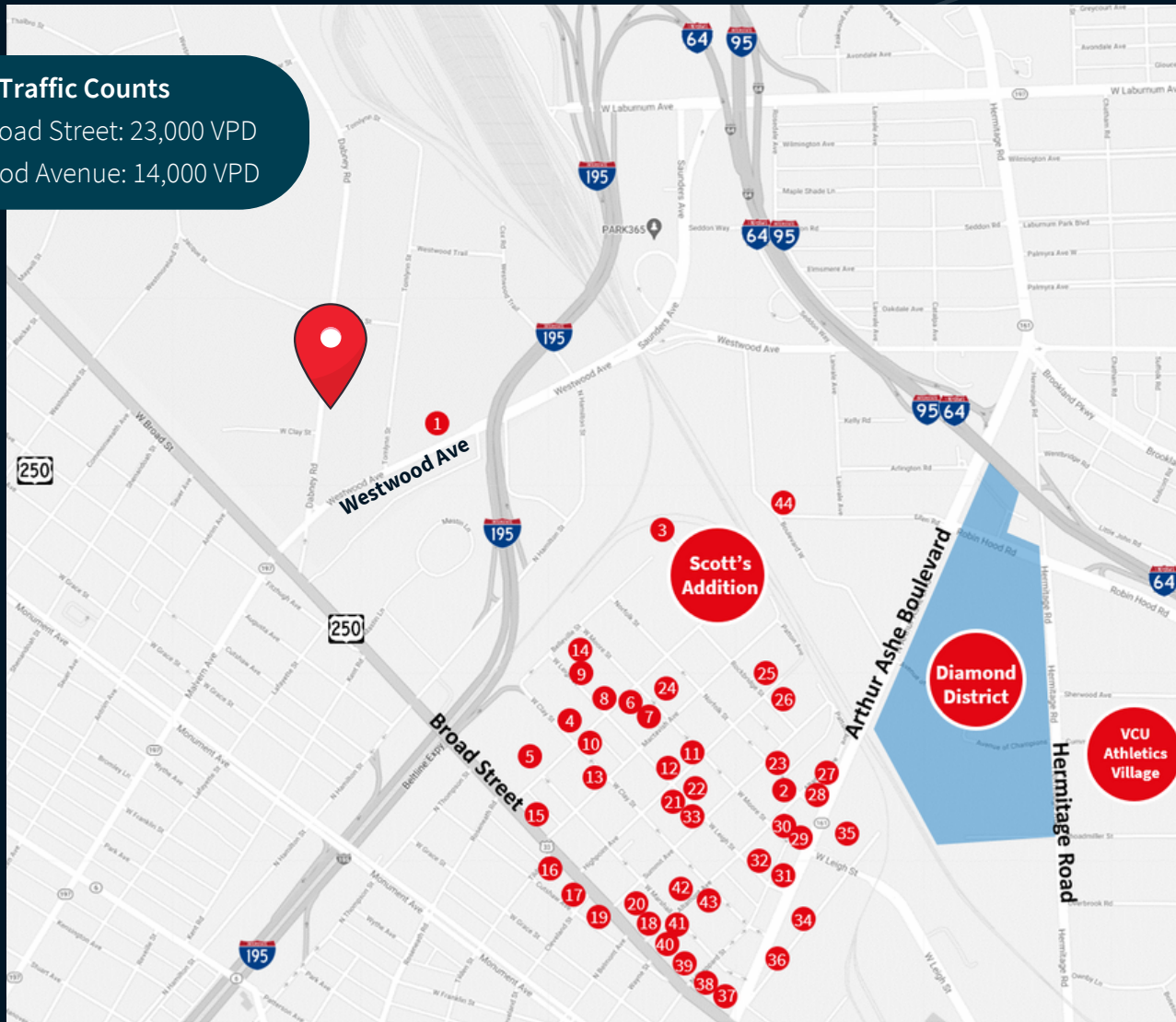
Average household income within 1 mile



Traffic Counts

West Broad Street: 23,000 VPD

Westwood Avenue: 14,000 VPD



AMENITIES

1. Topgolf
2. Pinky's
3. Brambly Park Winery
4. Scott's Shawarma
5. Crunch Fitness
6. Stella's Grocery
7. Vasen Brewing Co.
8. Tazza Kitchen
9. Starr Hill Beer Hall & Rooftop
10. Wood & Iron
11. ZZQ Texas BBQ
12. Ardent Craft Ales
13. Slingshot Social
14. The Veil Brewing Co.
15. Don't Look Back
16. Lemon of India
17. McLeans
18. Cabo Fish Taco
19. Blanchard's Coffee
20. Supper
21. Circuit Arcade Bar
22. Strangeways Brewing
23. Isley Brewing Co
24. Grit Coffee
25. Brenner Pass & Black Lodge
26. Hive Salon
27. Potbelly Sandwich
28. Gelati Celesti
29. Boulevard Burger & Brew
30. Moore Street Café
31. Fat Dragon Chinese Kitchen
32. Buskey Cider
33. Lucky AF
34. Starbucks
35. Bowtie Cinema
36. En Su Boca
37. Peter Chang's
38. The Hof Garden
39. Bingo
40. Kismet Modern Indian
41. Three Notch'd Brewing
42. Recluse Coffee Bar
43. Longoven
44. Ruff Canine Club

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