

FOR SALE

DEVELOPMENT OPPORTUNITY

1006 - 1008 N. 25th Street | Richmond, VA 23223



S.L. NUSBAUM
REALTY CO.



ANDREW THACKER

Vice President

O. 804.320.7600

C. 804.357.6075

athacker@slnusbaum.com

NATHAN SHOR

Senior Vice President

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

PROPERTY SUMMARY

DEVELOPMENT OPPORTUNITY

1006 - 1008 N. 25th Street | Richmond, VA 23223

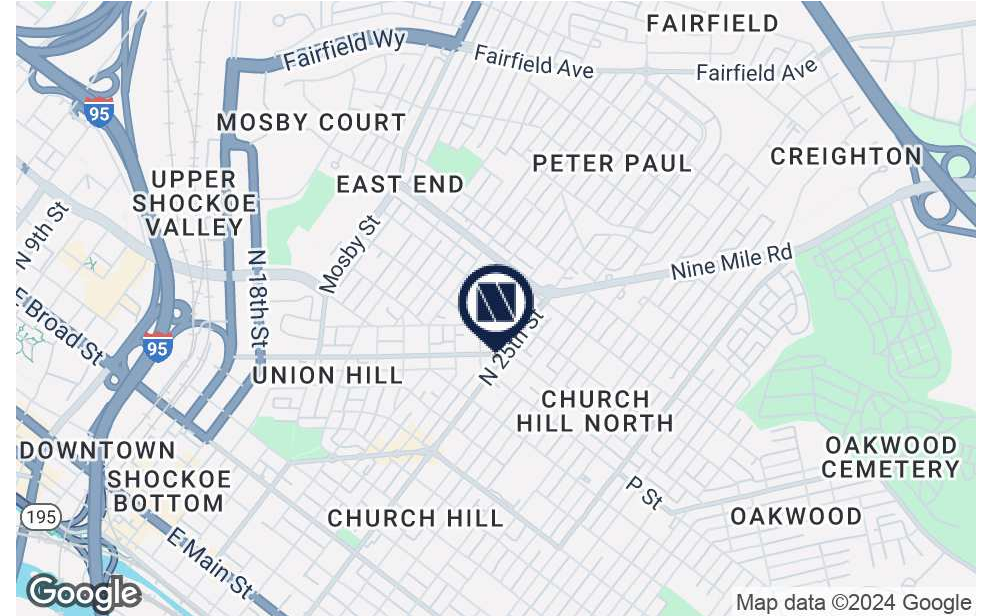


S.L. NUSBAUM

REALTY CO.



Existing Building



OFFERING SUMMARY

Sale Price:	\$485,000
Building Size:	993 SF
Lot Size:	0.183 Acres
Zoning:	Mixed Use

[EAST END TRANSFORMATION - CLICK HERE](#)

[BON SECOURS COMPLETED - CLICK HERE](#)

[VA CREDIT UNION EXPANSION - CLICK HERE](#)

PROPERTY OVERVIEW

Infill Development Opportunity in Union Hill

PROPERTY HIGHLIGHTS

- Corner lot
- Great visibility
- Up-and-coming neighborhood
- 154+ feet frontage on Venable St & N 25th St

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	11,847	29,122	54,863
Daytime Population	41,482	112,572	185,928
Total Populations	24,018	57,674	121,364
Average HH Income	\$75,778	\$68,702	\$70,813

TRADE AREA

DEVELOPMENT OPPORTUNITY

1006 - 1008 N. 25th Street | Richmond, VA 23223



S.L. NUSBAUM
REALTY CO.



CONTACT INFORMATION

DEVELOPMENT OPPORTUNITY

1006 - 1008 N. 25th Street | Richmond, VA 23223



S.L. NUSBAUM

REALTY CO.



ANDREW THACKER

Vice President

C. 804.357.6075

O. 804.320.7600

athacker@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](#)

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.