

# FOR LEASE

JACKSON WARD RETAIL/OFFICE OPPORTUNITY

21 E Clay St | Richmond, VA 23219



S.L. NUSBAUM  
REALTY CO.



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PROUD PARTNER

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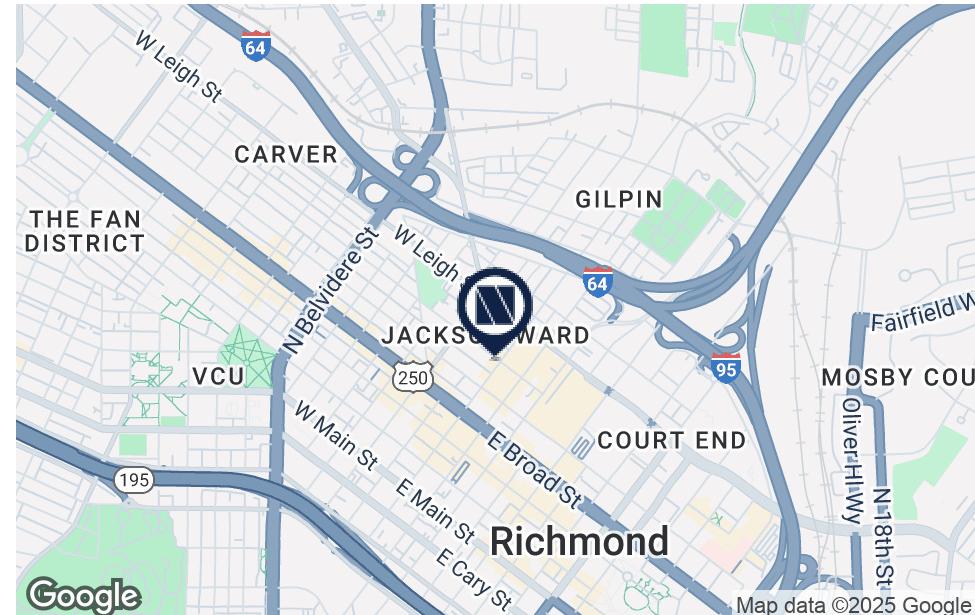
# PROPERTY SUMMARY

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### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Building Size:	3,703 SF
Available SF:	950 - 3,000 SF
Lot Size:	0.08 Acres
Zoning:	B-2

#### Jackson Ward Hotel Project

#### 12-Story Apartment Tower Underway

### PROPERTY OVERVIEW

Retail/Office Opportunity in Prime Jackson Ward Location

### PROPERTY HIGHLIGHTS

- Located at the intersection of East Clay Street & North 1st Street
- Just one block from the Greater Richmond Convention Center - consistent foot traffic from events, conferences, and out-of-town visitors
- High visibility location in the heart of Jackson Ward, near the Arts District
- Former hair salon with existing plumbing and electrical infrastructure in place

### DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	5,156	12,506	25,507
Total Population	9,854	29,423	54,551
Daytime Population	20,875	102,429	123,953
Average HH Income	\$64.426	\$74.808	\$84.330

# TRADE AREA

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# FLOOR PLAN

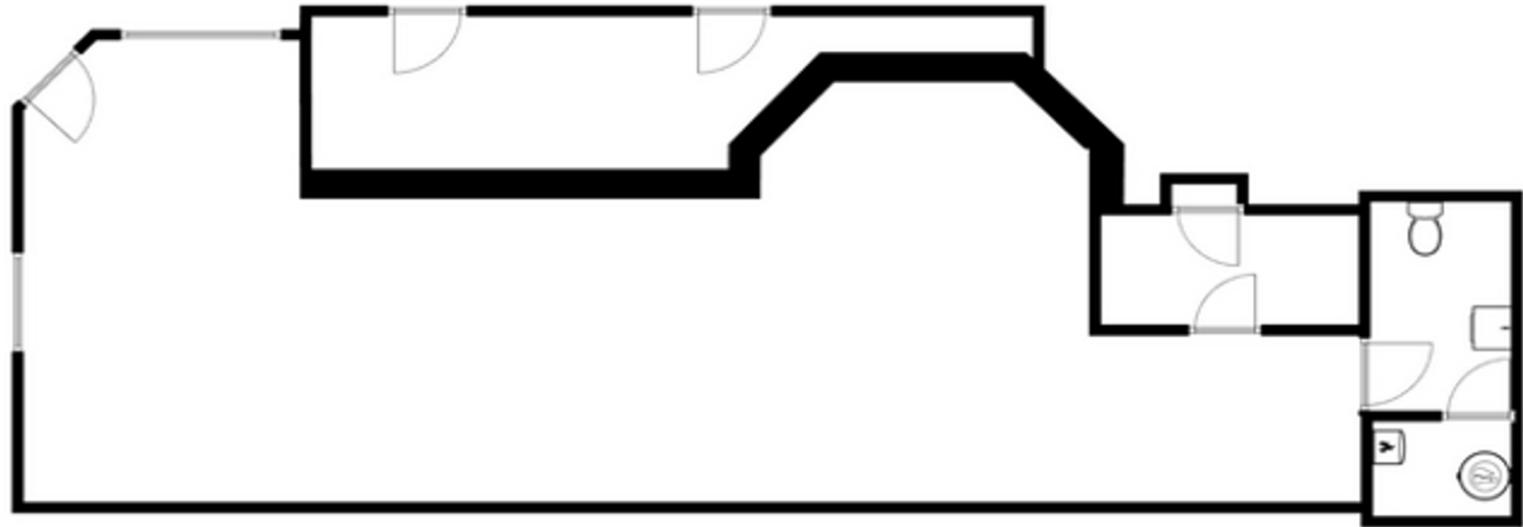
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## 1st STREET

CLAY STREET



# CONTACT INFORMATION

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## COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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