



# RICHMOND / MAIN ST - FOR LEASE

2506 E MAIN ST | RICHMOND, VA 23223

## FEATURES

- **0.75 ACRES FOR LEASE ON MAIN ST - GROUND LEASE/BUILD-TO-SUIT**
- Strategically located in historic Shockoe Bottom, at the corner of Main, 25th and 26th Streets.
- Directly across from CVS and Farm Fresh.
- Facing The River Lots at Tobacco Row.
- Ample parking available.
- Over 2,600 Multi-Family units in a half-mile radius.
- Over 16,000 VPD on E Main St.
- Zoned M-1.

Space Type	Ground Lease/Build-to-Suit For Lease
Available Space	0.75 Acres
Lease Rate	Ask Agent

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	17,857	119,055	239,682
Average HH Income	\$94,493	\$73,344	\$82,018
Daytime Employment	39,212	156,107	210,528



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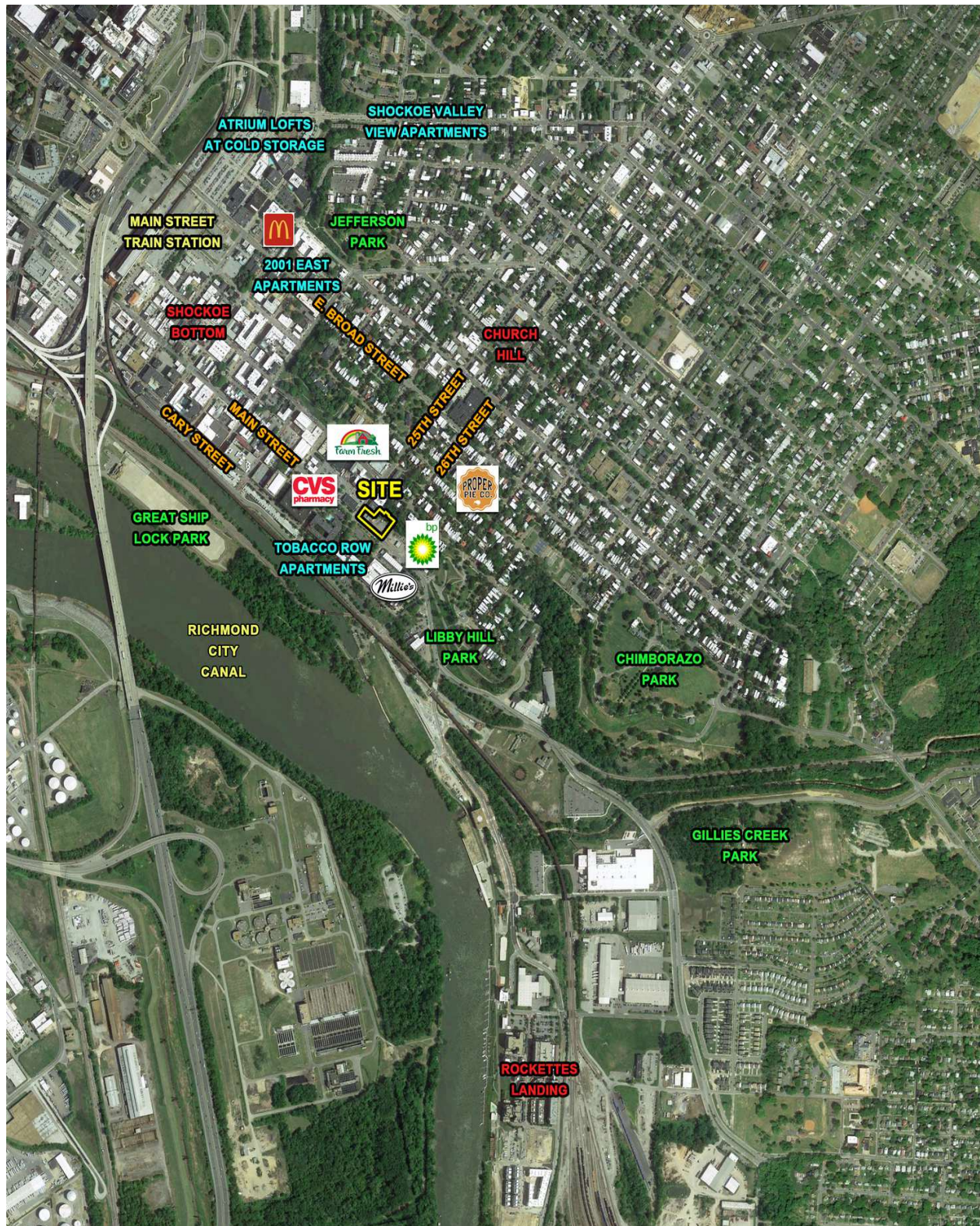


**Taylor Long**  
**PROPERTIES**  
 Commercial Real Estate





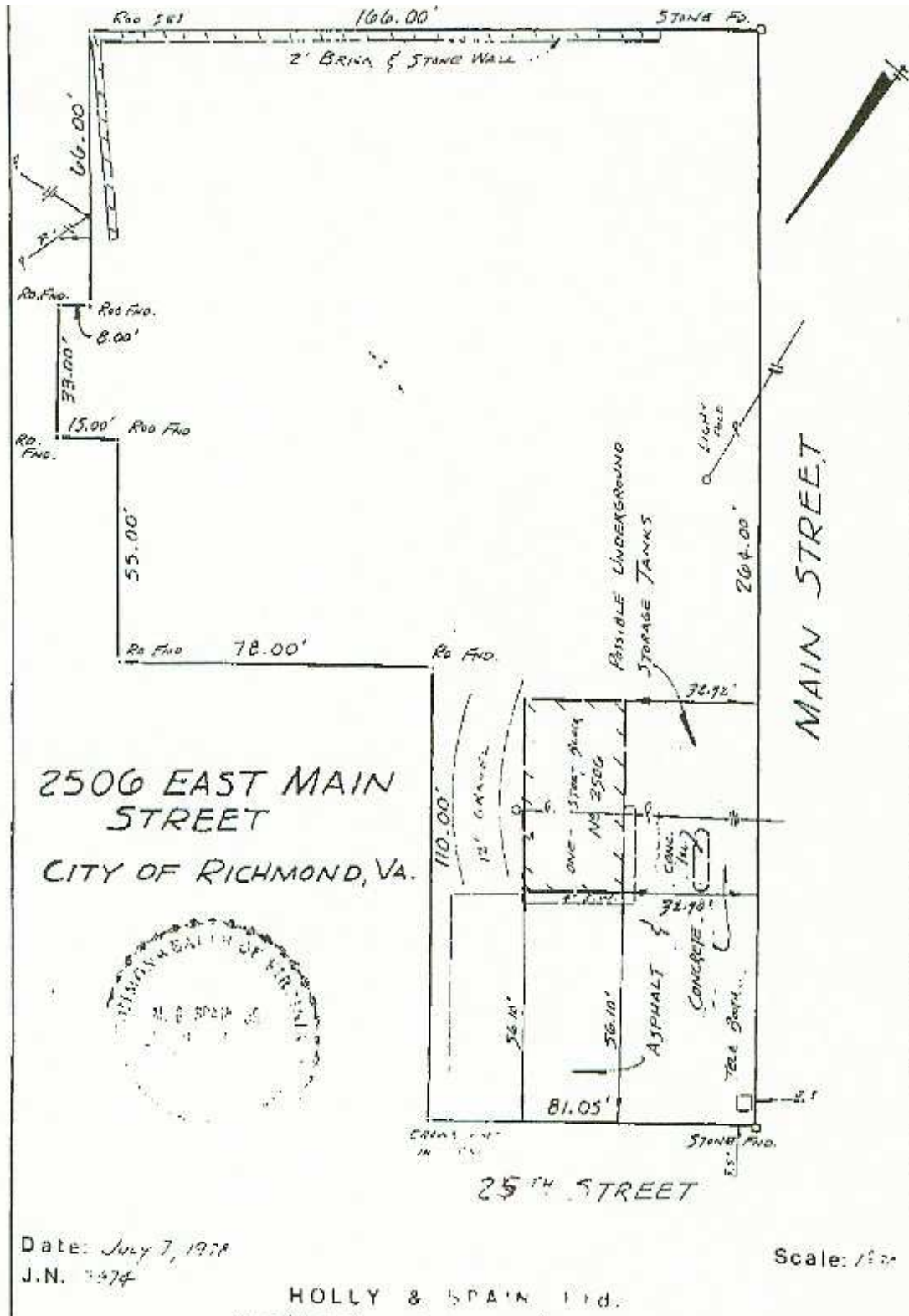
## ADDITIONAL PHOTOS





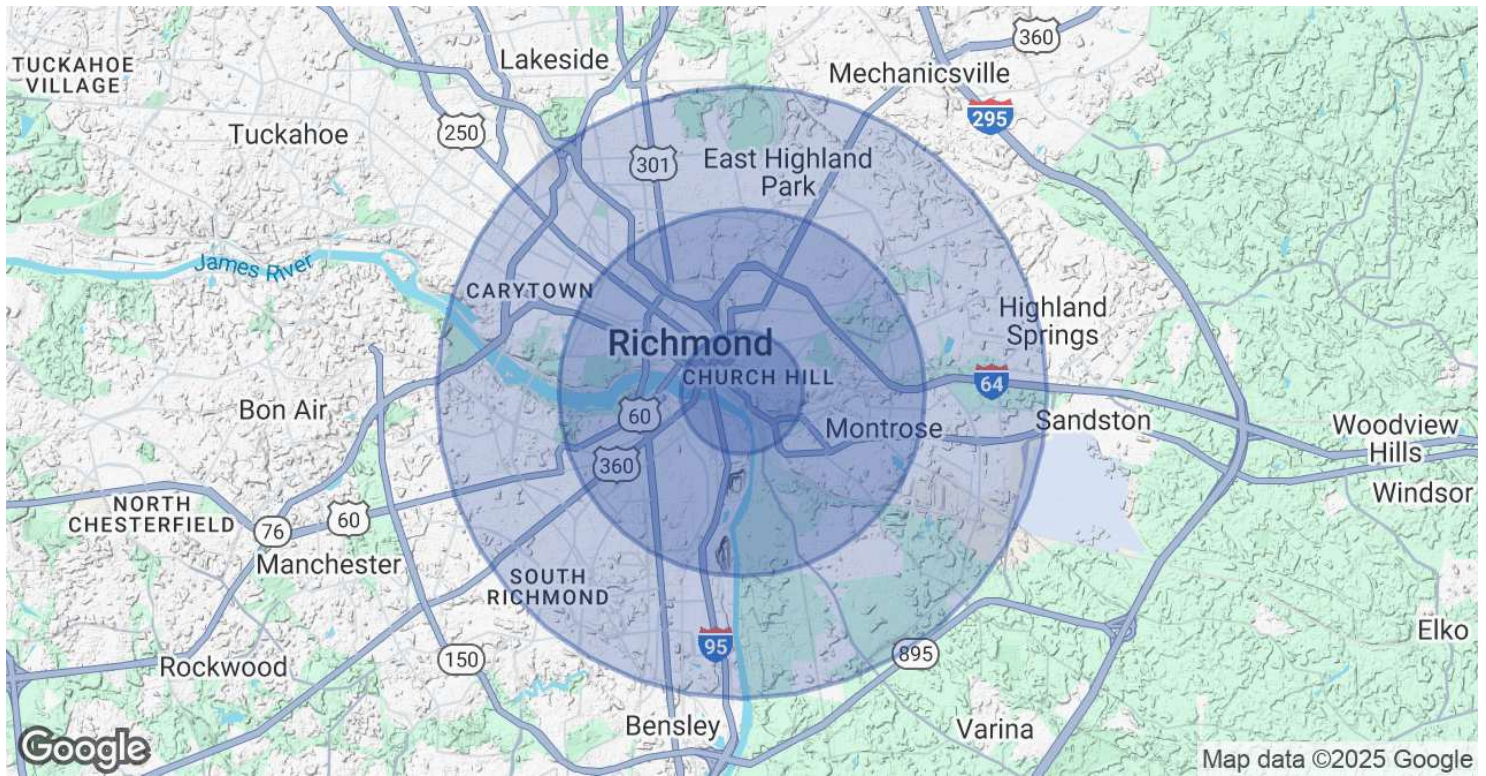


## ADDITIONAL PHOTOS





# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,857	119,055	239,682
Average Age	36	36	37
Average Age (Male)	36	35	37
Average Age (Female)	36	36	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,375	54,062	108,107
# of Persons per HH	1.7	2.2	2.2
Average HH Income	\$94,493	\$73,344	\$82,018
Average House Value	\$561,490	\$391,513	\$393,470

Demographics data derived from AlphaMap