



# 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                            |                |                |
| <b>DEMOGRAPHICS</b> | <b>1 MILE</b>                        | <b>3 MILES</b> | <b>5 MILES</b> |
| 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        |



**Robert Marshall:** Commercial Sales and Leasing  
 O: 804.864.9788 x102  
 M: 804.437.4323  
 robertmarshall@taylorlongproperties.com

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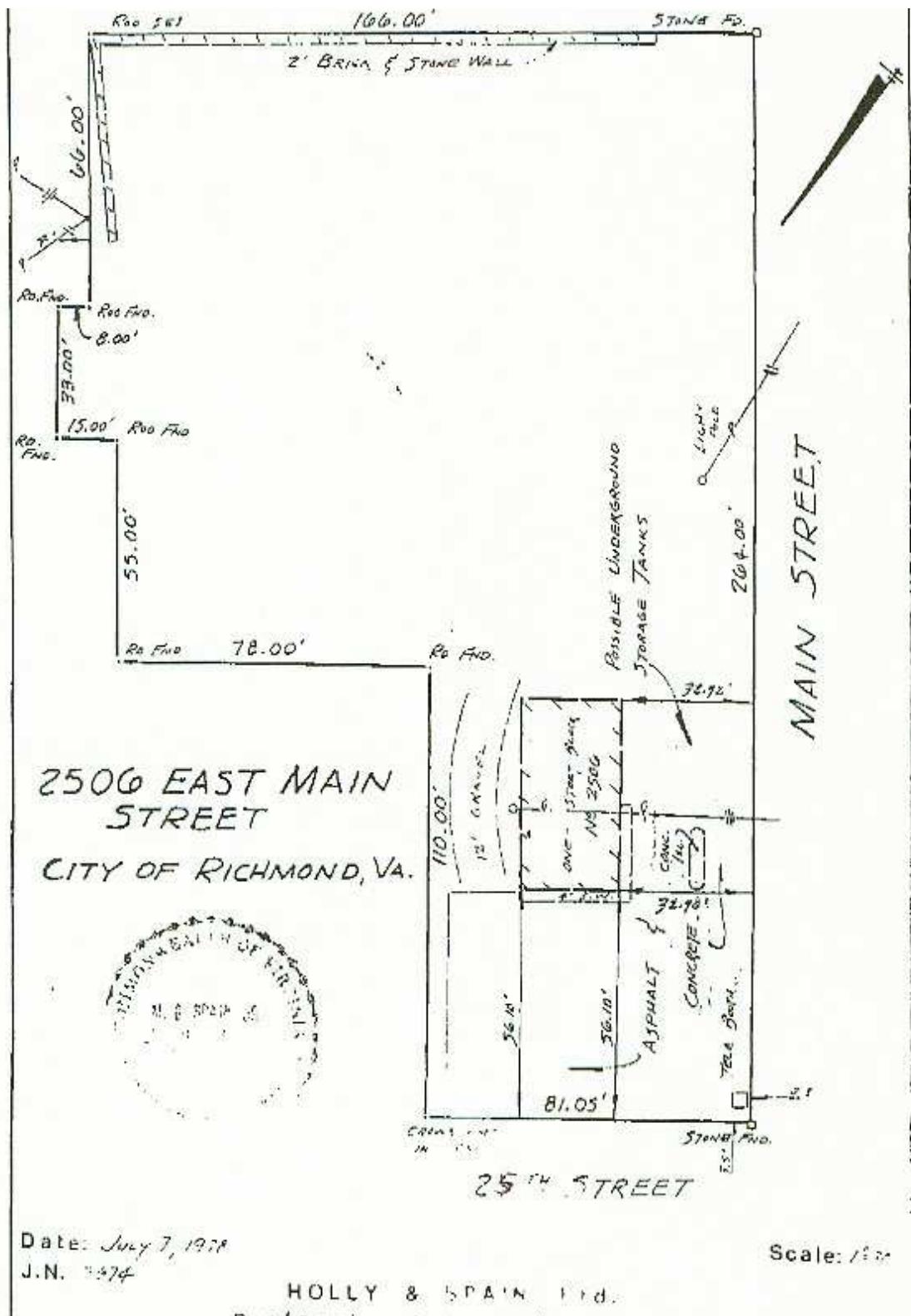


## ADDITIONAL PHOTOS





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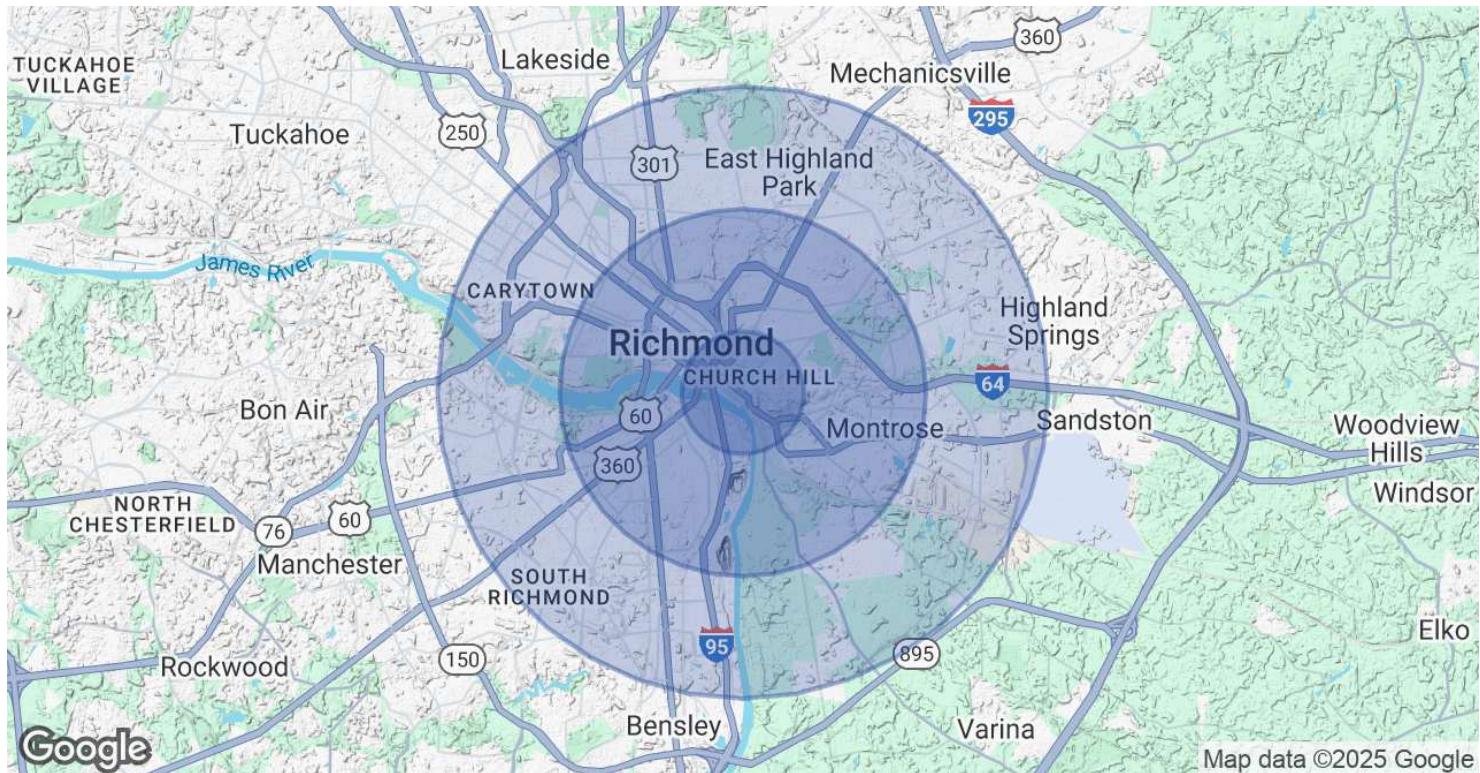
Date: July 7, 1978  
J.N. 574

HOLLY & SPAIN Frd.

Scale: 1:22



## 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*