

Prime Arts District Redevelopment or Owner-Occupant Opportunity

Unique 3 Story Building with Additional Parking Parcel

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

**310 W BROAD ST &
301 W MARSHALL ST**

RICHMOND, VA 23220



\$1,595,000

PROPERTY HIGHLIGHTS

- ✓ SCALED REDEVELOPMENT OPPORTUNITY
- ✓ 2 BLOCKS EAST OF VCU'S PROPOSED COSTAR CENTER FOR ARTS AND INNOVATION
- ✓ SIGNIFICANT EXCLUSIVE OFF STREET PARKING
- ✓ POTENTIAL TO UTILIZE HISTORIC TAX CREDITS/ ENTERPRISE ZONE

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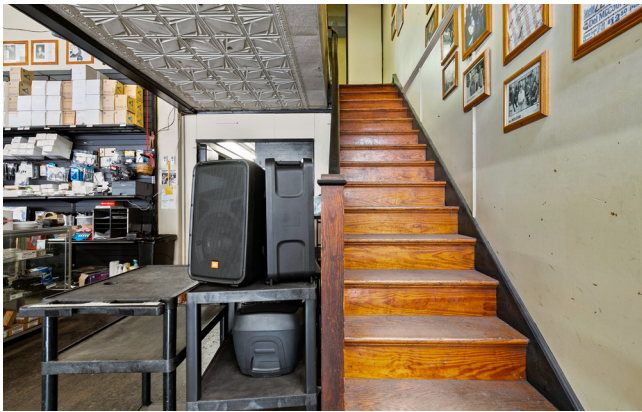
A rare redevelopment or owner-occupant opportunity in the heart of Richmond’s dynamic Arts District, this unique three-story historic building offers exceptional potential near VCU’s bustling campus.

Ideally suited for a scaled mixed-use conversion, 310 W Broad St presents a prime opportunity to leverage historic tax credits while reimagining the space for retail, office, and/or apartment conversion. Its prominent location along one of the City’s most active commercial corridors ensures high visibility and accessibility, benefiting from a high walk score as well as excellent proximity to the VCU campus, including VCU’s proposed 213,000 SF CoStar Center for Arts and Innovation, slated for 2027 delivery.

Beyond its redevelopment potential, this property is also a compelling option for an owner-user seeking a well-located asset with a rare advantage—significant off-street parking. Whether restored for single or multi-tenant occupancy, the building’s historic character, generous 6,800 SF floor plate, and prime positioning make it an outstanding investment in one of Richmond’s most evolving and high-demand districts. Don’t miss the chance to be part of the continued transformation of West Broad Street.

QUICK FACTS	
ADDRESS	310 W Broad St, Richmond, VA 23220
PID	N0000180023
ZONING	B-4
GLA	16,488 SF
LOT SIZE	0.1565 AC
YEAR BUILT	1920

ADDRESS	301 W Marshall St Richmond, VA 23220
PID	N0000180011
ZONING	R-6
LOT SIZE	0.0918 AC
SALE PRICE	\$1,595,000





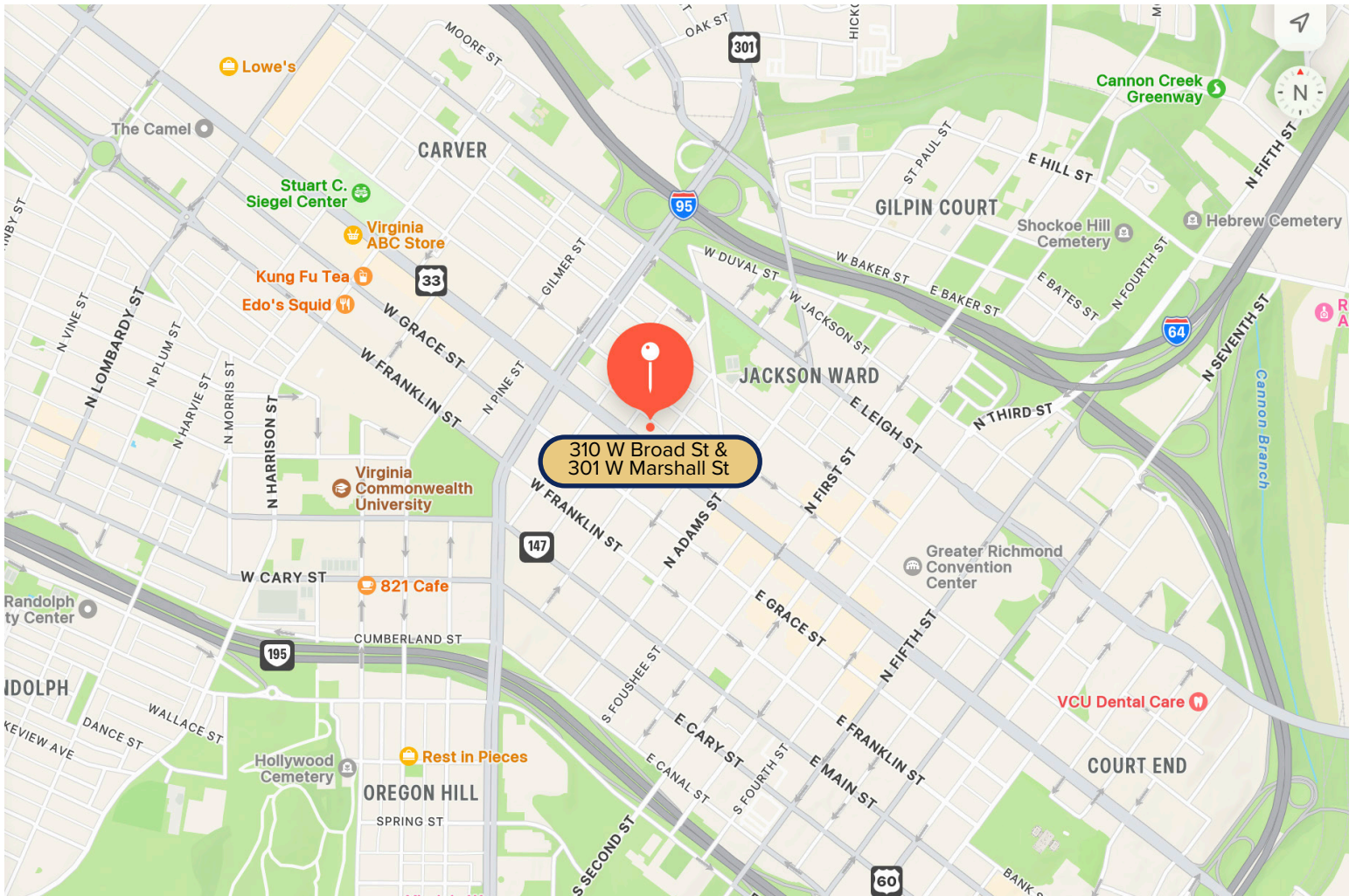




ARTS & CULTURAL DISTRICT

Positioned in the vibrant heart of Richmond's Arts and Cultural District, this property offers a prime location amid a flourishing hub of retail, dining, galleries, and entertainment. This neighborhood is experiencing exciting growth, with unique architecture and charming storefronts attracting shoppers, foodies, and art enthusiasts alike. Its proximity to the VCU academic campus, Central Business District, City Hall, State Capitol, State Offices, Federal Courthouse, and VCU Health Systems Medical Campus makes it an ideal destination for both business and leisure.

Just steps from landmarks like the VCU Depot, Institute for Contemporary Art, and VCU Siegel Center, as well as the Quirk and Jefferson Hotels, the property offers exceptional walkability to local boutiques, national restaurants, and entertainment venues. The nearby Sauer Center—home to the anticipated Whole Foods—along with a growing selection of breweries, upscale shops, and acclaimed eateries along Broad and Grace Streets, adds to the location’s appeal. Plus, with quick access to the city’s Bus Rapid Transit (BRT) system, “the Pulse,” reaching any neighborhood in Richmond is effortless.





ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.



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