

# 3536 GROVE

• a v e n u e •

**FOR LEASE**



**MEDICAL/OFFICE OPPORTUNITY  
IN RICHMOND'S FAN/CARYTOWN**

**CBRE**



# PROPERTY *Overview*

Valuably located at a hard corner in a strong growth node in Richmond's desirable Carytown/ Fan district. There is a lack of medical space and a continued need for housing. The asset could easily be subdivided into multiple medical suites or redeveloped into 4+ stories of a mixed-use project.



**Richmond**  
Carytown Submarket



**9,515 sf**  
Building size



**31**  
Off-street parking spaces



**1960**  
Year built



**1**  
floor & basement



**3.8%**  
Current retail submarket  
vacancy, 0.0% medical  
vacancy

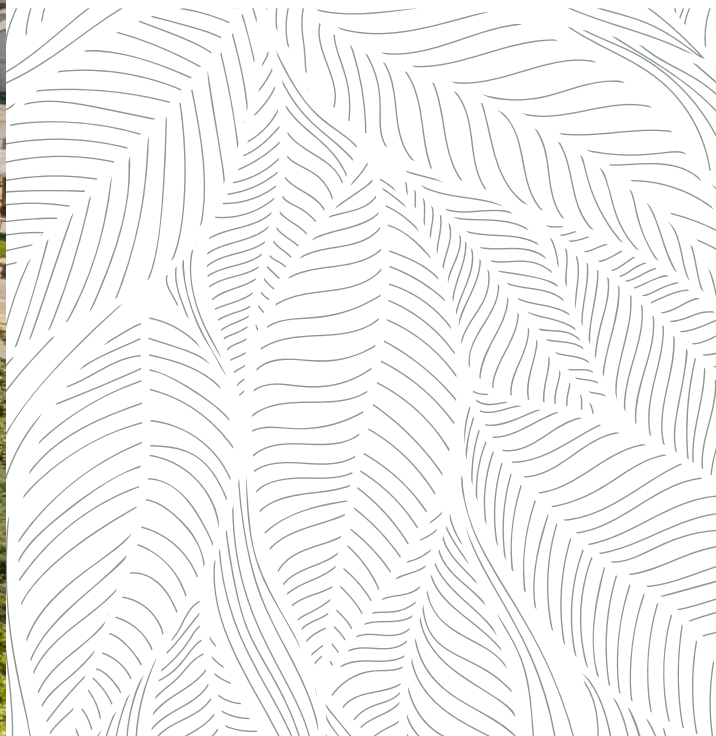




# PROPERTY *Highlights*

3536 GROVE AVENUE IS A 9,515 SF, SINGLE-STORY BRICK MEDICAL OFFICE BUILDING RESTING ON 0.57 ACRES WITH CLASS B+ FINISHES, AT THE INTERSECTION OF GROVE AVENUE AND N. THOMPSON STREET IN THE CARYTOWN FAN SUBMARKET.

- Space opportunities from 1,000 RSF up to 7,989 RSF.
- The subject property has dedicated surface parking, free of charge (31 off street spaces).
- Monument and building signage available.
- Excellent medical infrastructure.
- The site is positioned at a signalized intersection with excellent visibility and immediate access to all highways and interstates (1-95 N & S, 1-64 E & W, the Downtown Expressway and I-76/Rt. 150).
- The surrounding neighborhood is located in one of Richmond's fastest growing areas, with recent notable redevelopments in Carytown, 3536 Grove is located along a public transit route with easy access to nearby transportation.
- The neighborhood has a walking score of 86, providing great access to nearby city amenities and excellent intersection signage.



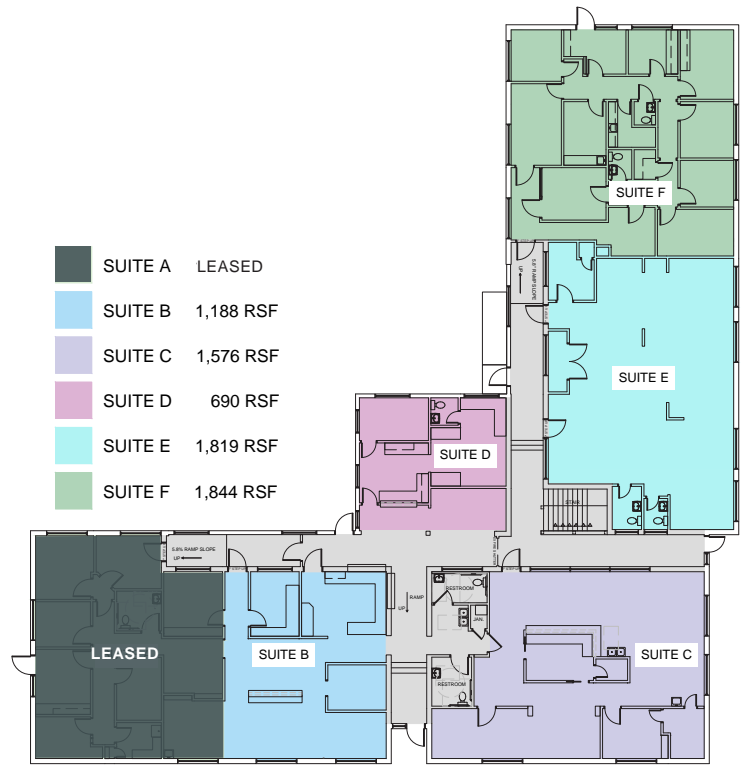
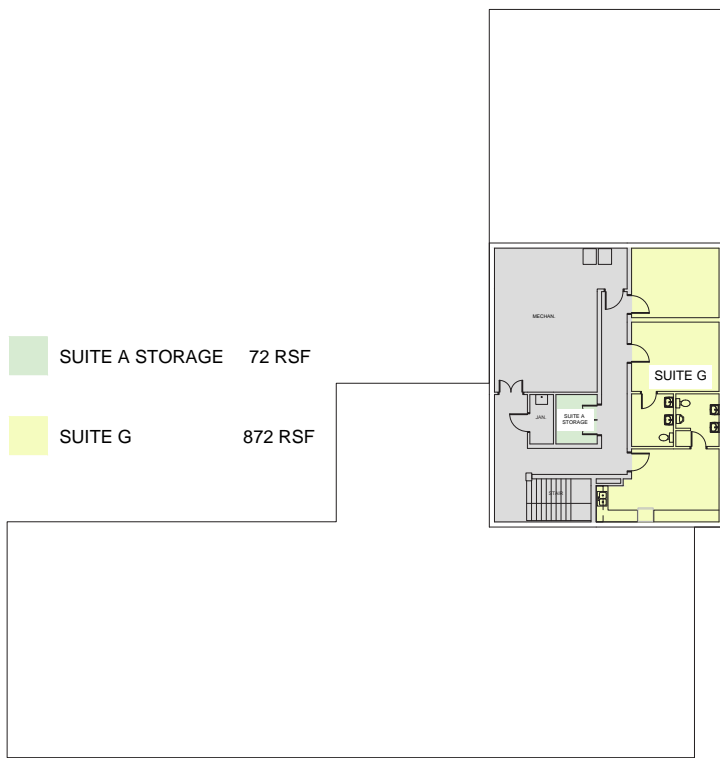


# ALL WITHIN *Reach*





# PROPERTY *Lease Plans*





# 3536 GROVE • a v e n u e •



**MATT HAMILTON**

Senior Vice President

+1 804 401 4005

[matt.hamilton@cbre.com](mailto:matt.hamilton@cbre.com)

**ERIC WILLIFORD, SIOR**

First Vice President

+1 804 401 4003

[eric.williford@cbre.com](mailto:eric.williford@cbre.com)

# CBRE