



Wonderful opportunity in Church Hill

This commercial shell awaits your vision to bring your business to this residential corridor of E Marshall Street. Built in 2025, it offers 100% new infrastructure for worry free operations.


Take advantage of local and transient foot and vehicle traffic as the building complex is home to 9 leased apartments and 4 short term rental units. Additional multiple multi-unit apartment buildings and single family homes in the neighboring blocks.

The Landlord is offering build out assistance and flexible terms for tenants.

3308 E Marshall

- ✓ 936 SF
- ✓ Zoned UB - Urban Business
- ✓ 9 adjacent fully leased apartments
- ✓ 4 adjacent short term rentals
- ✓ New Construction
- ✓ Leasing Incentives

Lease this space

 804-396-5192

 brock@blacklineproperties.com

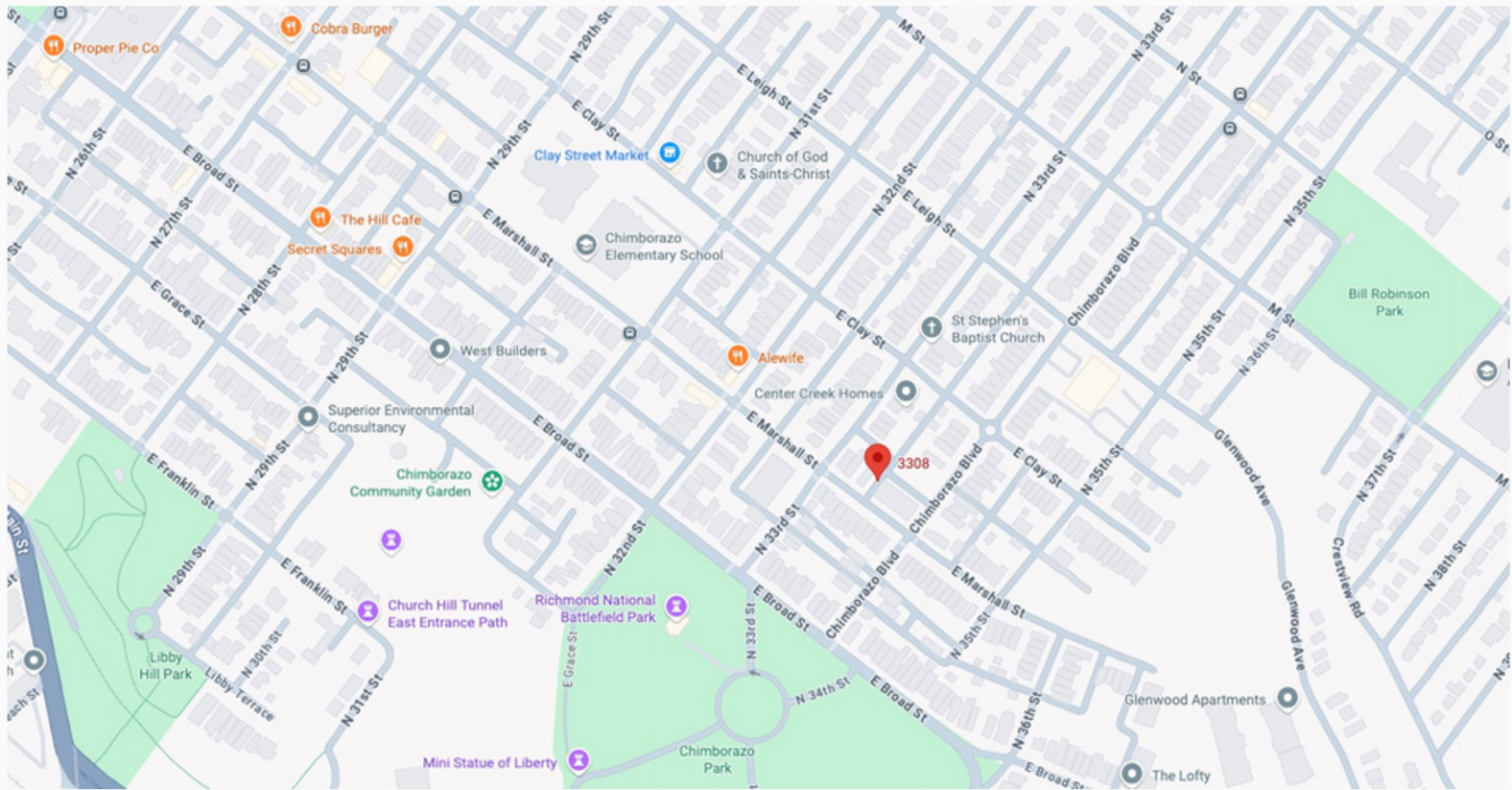
Brock Beatty | 804-396-5192
brock@blacklineproperties.com



OVERVIEW

ADDRESS	3308 E Marshall St Richmond, VA 23223
PID	E0000884017
ZONING	UB - Urban Business
GBA	936 SF
YEAR BUILT	2025
PRICE	\$26 PSF/NNN

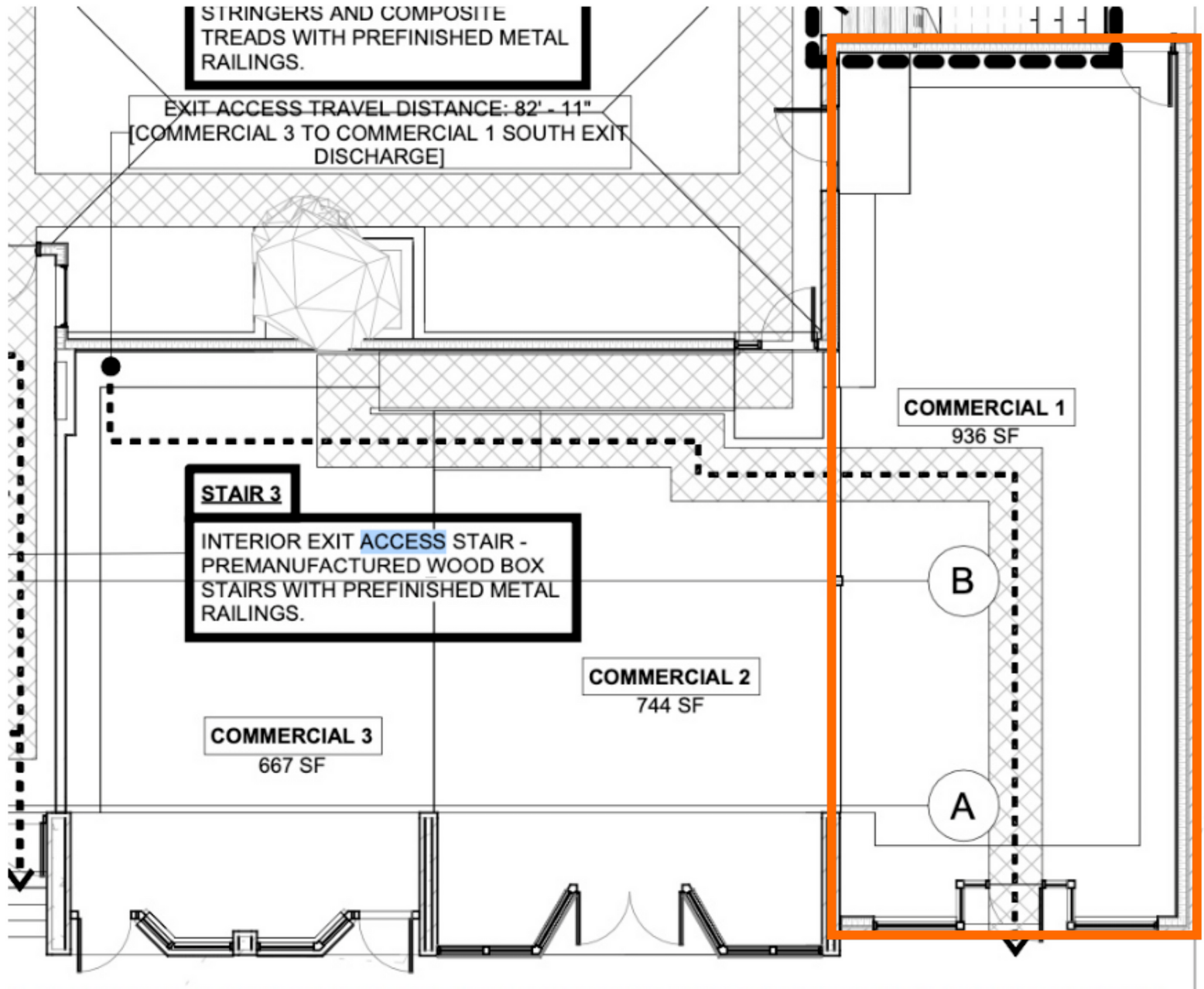
3308 E Marshall St. | Richmond, VA



Church Hill is the ultimate small-city neighborhood: its walkability to shops and restaurants is excellent, the food scene is more celebrated than many much-larger locales, and its views of the Richmond skyline are unparalleled.

Home to some of the city's most historical sites, it is also home to over 56 thousand residents in over 24 thousand households creating a vibrant environment for art, community and business.

3308 E Marshall St. | Richmond, VA





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- Providing full life cycle commercial and residential property management services in Central Virginia since 2019.
- Exceptional knowledge of the market, laws and property maintenance.
- Extensive list of licensed tradesmen to guarantee your asset is maintained and protected by the region's best.

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