

INVESTMENT

302 & 304 East Grace Street Richmond, VA 23219



Exclusive Agents:

Wilson M. Flohr
804.521.1458
wilson@porterinc.com

Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com

4801 Radford Avenue
PO Box 6482
Richmond, VA 23230
804.353.7994
www.porterinc.com

PORTER
REALTY

CORFAC
INTERNATIONAL

SIOR

CCIM

INVESTMENT SALE!

- 302 E. Grace: 3,425 SF on 0.0621 AC
- Includes 1,592 SF Residential Apartment & 1,833 SF office/retail
- 304 E. Grace: 5,869 SF on 0.0624 AC
- Includes 5 residential apartments ranging from 627 SF to 820 SF, plus 2,175 SF retail/office.
- Recently Renovated
- Zoned B-4
- Located in Downtown Richmond
- For Sale: Call for Information

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

302 & 304 E. Grace St., Richmond, VA 23219

Retail Property For Sale/Lease



OFFERING SUMMARY

Sale Price:	Call for Information
Lot Size:	0.1245 Acres
Year Built:	1930
Building Size:	3,425 - 9,294 SF
Renovated:	2018
Zoning:	B-4
Market:	NWQ
Submarket:	RichDownt



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	6,476	51,591	101,266
Total Population:	17,334	126,488	242,508
Average HH Income:	\$32,961	\$49,543	\$54,063

Wilson M. Flohr
804.521.1458
wilson@porterinc.com

Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com

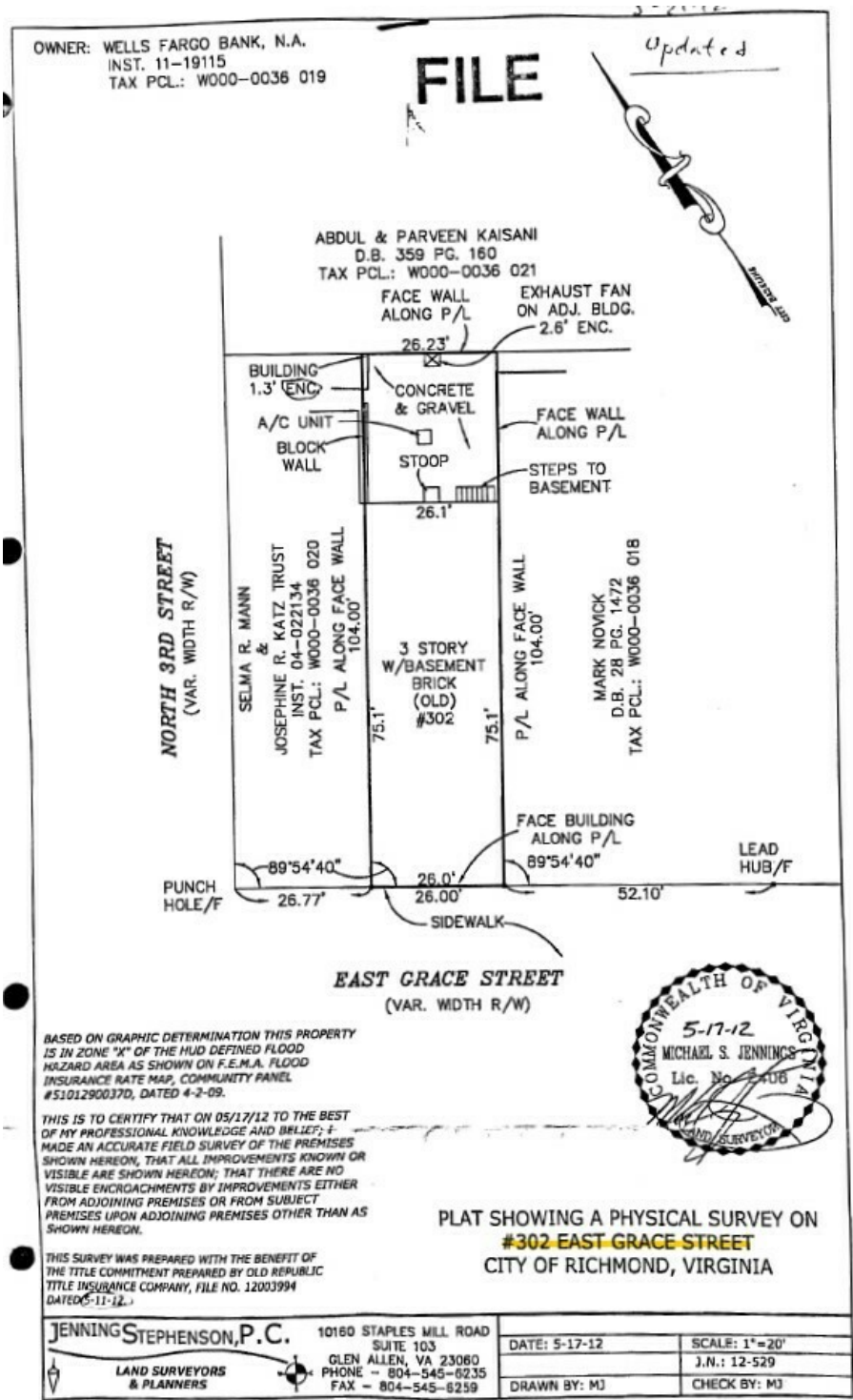


4801 Radford Avenue | PO Box 6482 | Richmond, VA 23230 | porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

302 & 304 E. Grace St., Richmond, VA 23219

Retail Property For Sale/Lease



Wilson M. Flohr
804.521.1458
wilson@porterinc.com

Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com

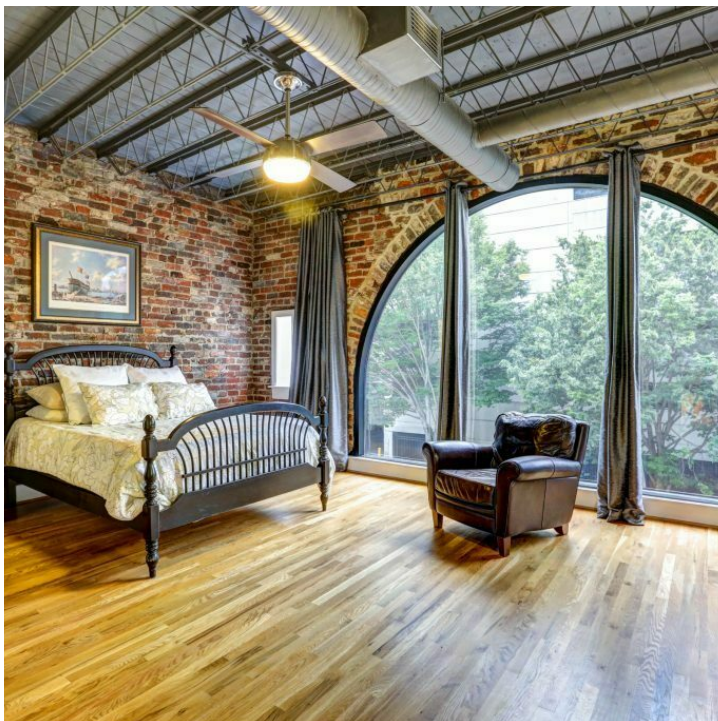


4801 Radford Avenue | PO Box 6482 | Richmond, VA 23230 | porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

302 & 304 E. Grace St., Richmond, VA 23219

Retail Property For Sale/Lease



Wilson M. Flohr
804.521.1458
wilson@porterinc.com

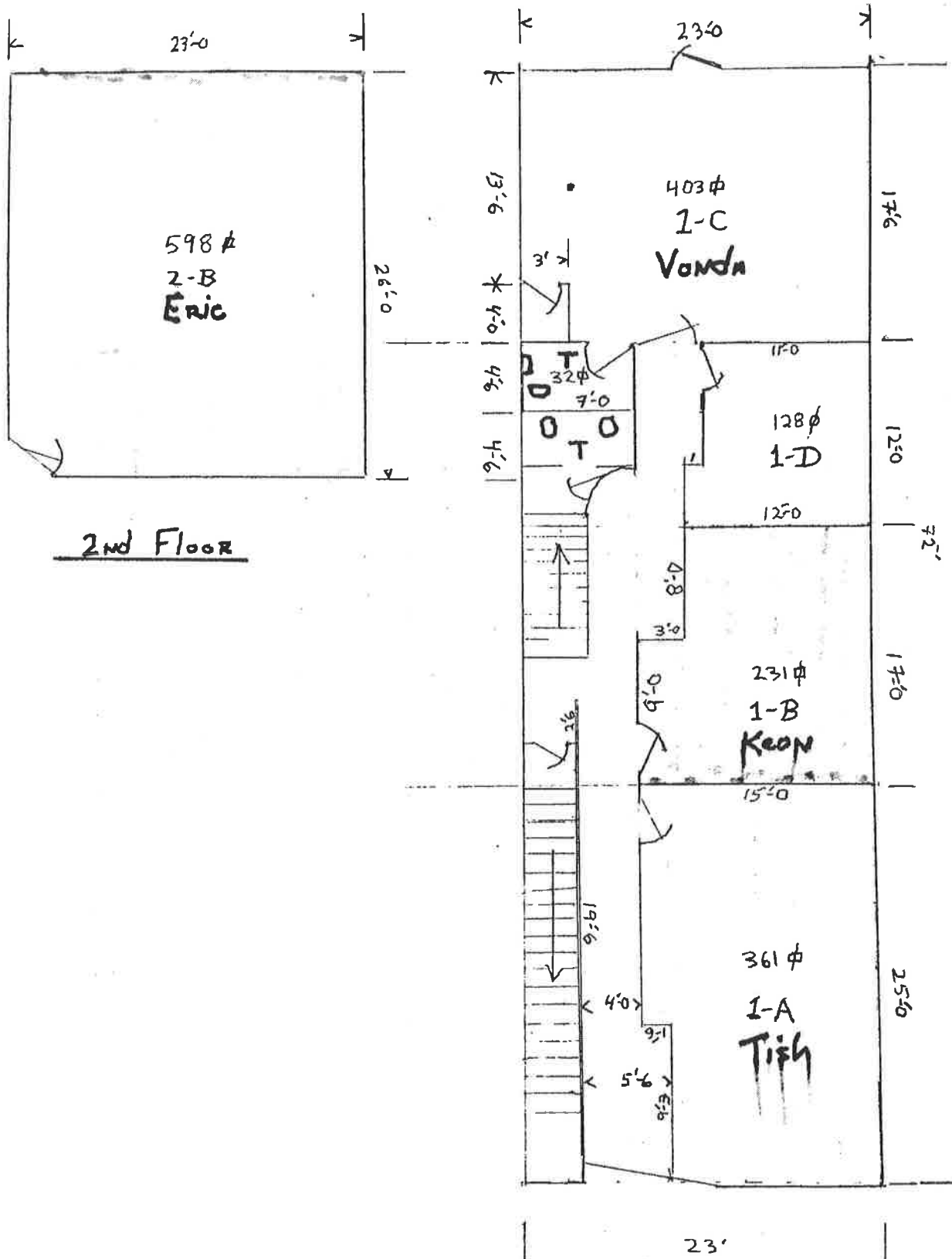
Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com



4801 Radford Avenue | PO Box 6482 | Richmond, VA 23230 | porterinc.com

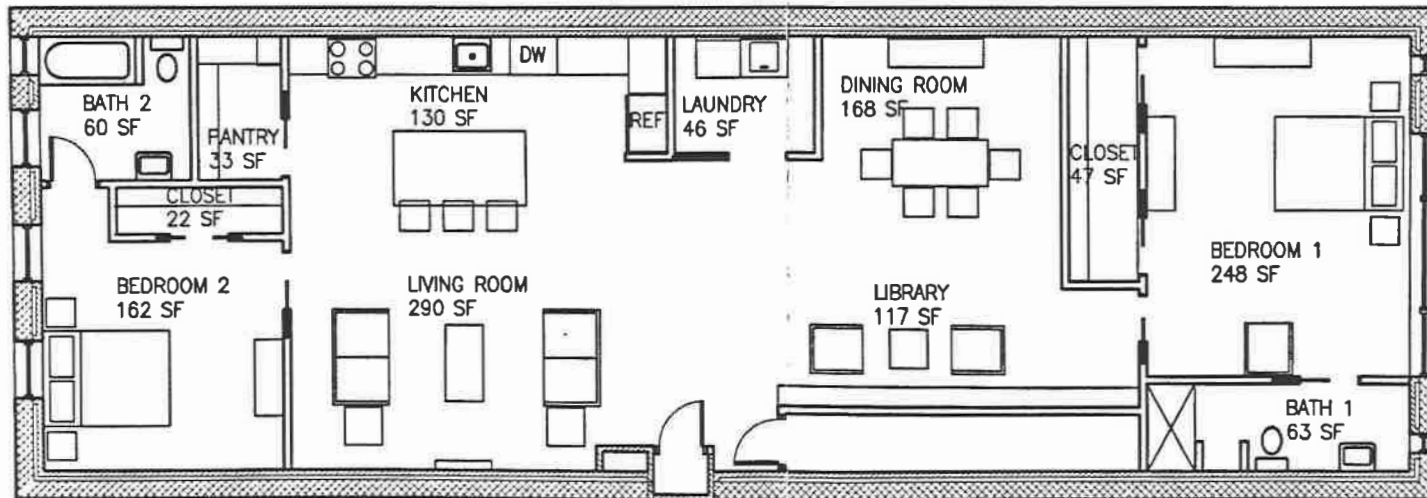
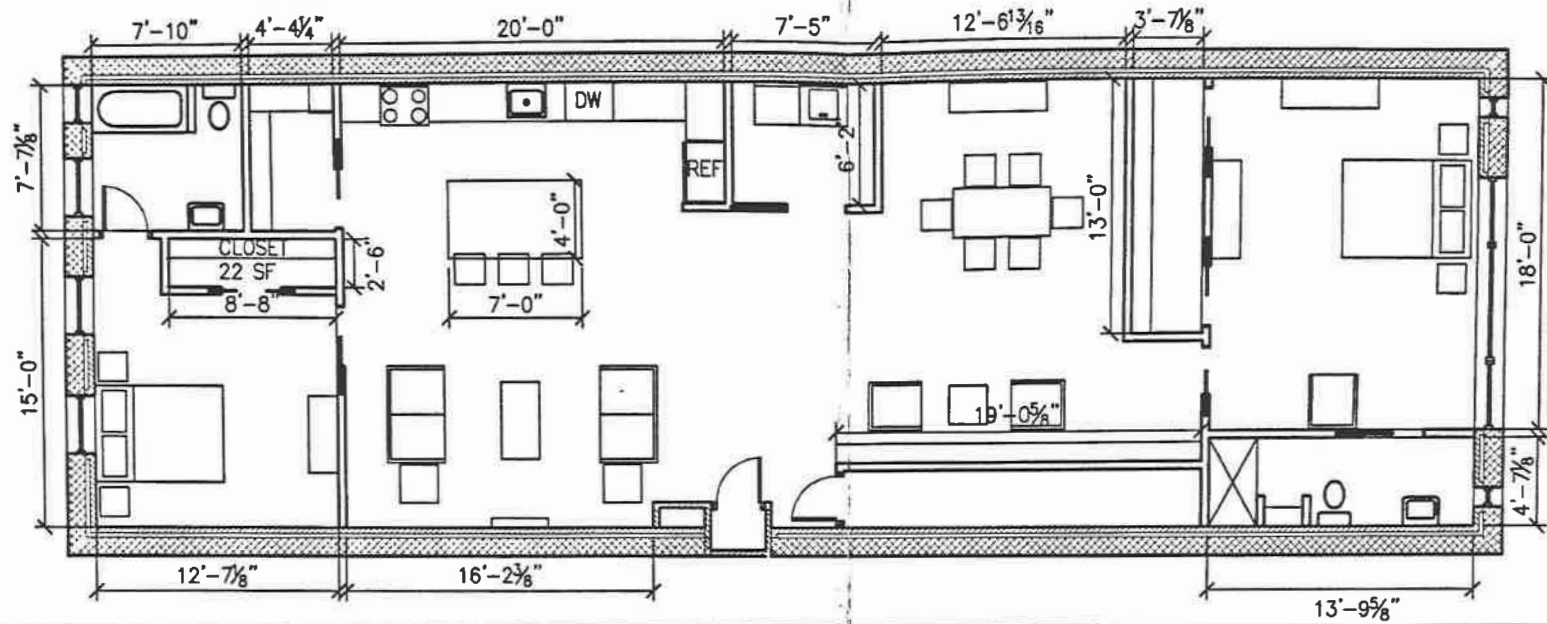
This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

302 E. Grace St - 1st and 2nd Floor



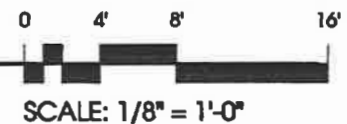
IR GRACE - 1st Floor

2-28-
10=10'



OPTION 1
1/8" = 1'-0"

302 E. Grace 3rd Floor Apt.



302 & 304 E. Grace St., Richmond, VA 23219

Retail Property For Sale/Lease



Wilson M. Flohr
804.521.1458
wilson@porterinc.com

Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com

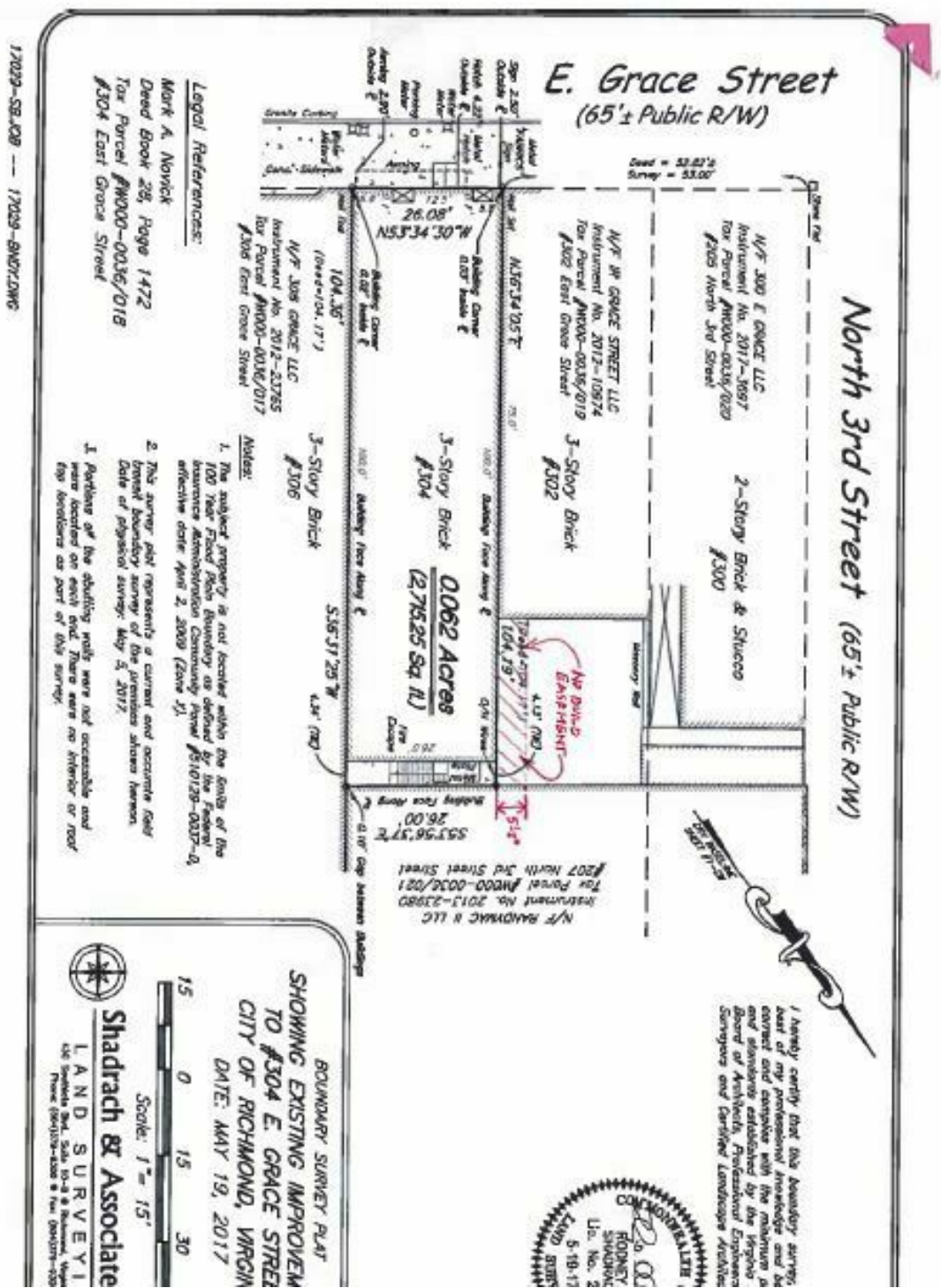
PORTER
REALTY

4801 Radford Avenue | PO Box 6482 | Richmond, VA 23230 | porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

302 & 304 E. Grace St., Richmond, VA 23219

Retail Property For Sale/Lease



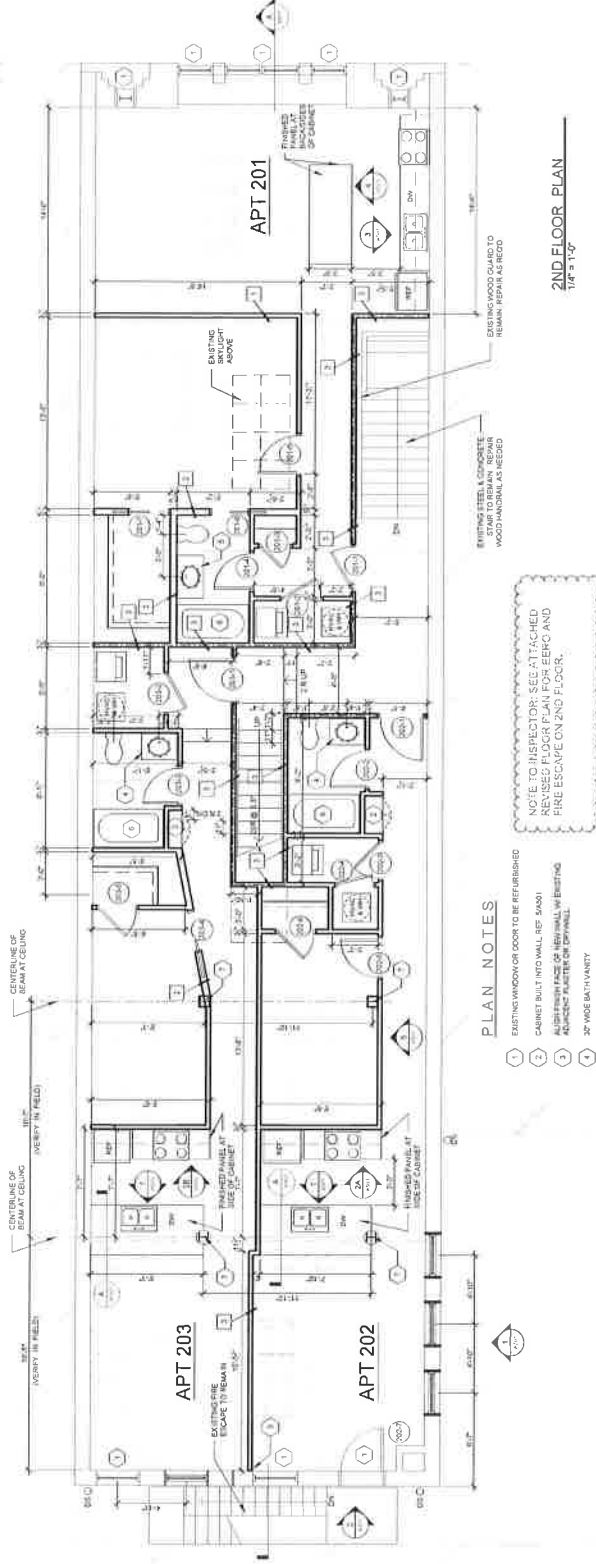
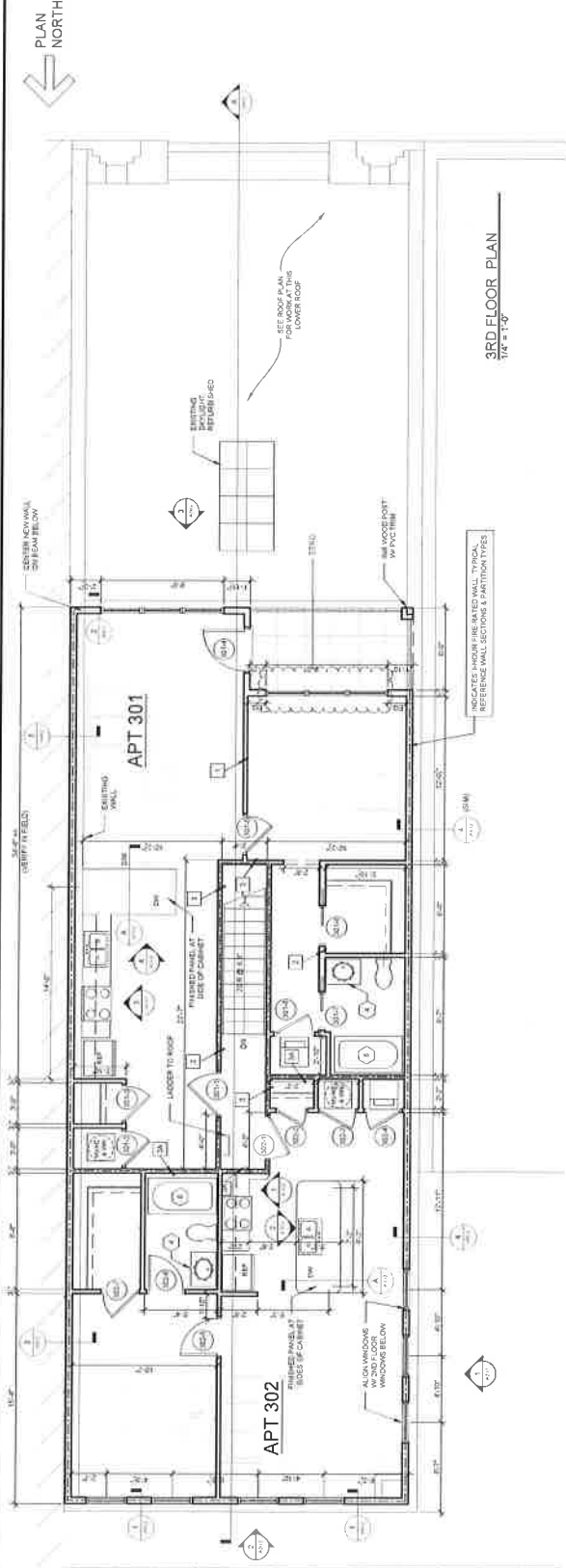
Wilson M. Flohr
804.521.1458
wilson@porterinc.com

Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com



4801 Radford Avenue | PO Box 6482 | Richmond, VA 23230 | porterinc.com

304 E Grace 2nd & 3rd Floor



PLAN NOTES

- EXISTING WINDOW OR DOOR TO BE REFINISHED
- CABINET BUILT INTO WALL SET 5X401
- ALIGN FURNISH FACE OF NEW WALL W/ EXISTING ADJACENT PLASTER OR DRYWALL
- 30" WIDE BATH VANITY
- 30" WIDE BATH VANITY
- COORDINATE FRAMING DIMENSIONS W/ SELECTED TUB
- NEULETTER COLUMN REF. STRUCTURAL DRINKINGS WRAP IN DRYWALL

NOTE TO INSPECTOR: SEE ATTACHED FINISH SCHEDULE FOR FINISHING AND FIRE ESCAPE ON 2ND FLOOR.

INTERIOR PARTITIONS ARE TYPE 1 UNLESS OTHERWISE NOTED

ALL DIMENSIONS ARE TO NEW FRAMING & EXISTING FINISH UNLESS OTHERWISE NOTED

REVISIONS

NO. 00172018

DATE 09/17/2018

SHEET NO. A102

JOHANNAS DESIGN GROUP

1901 WEST CARY STREET RICHMOND, VA 23220

304 East Grace Street

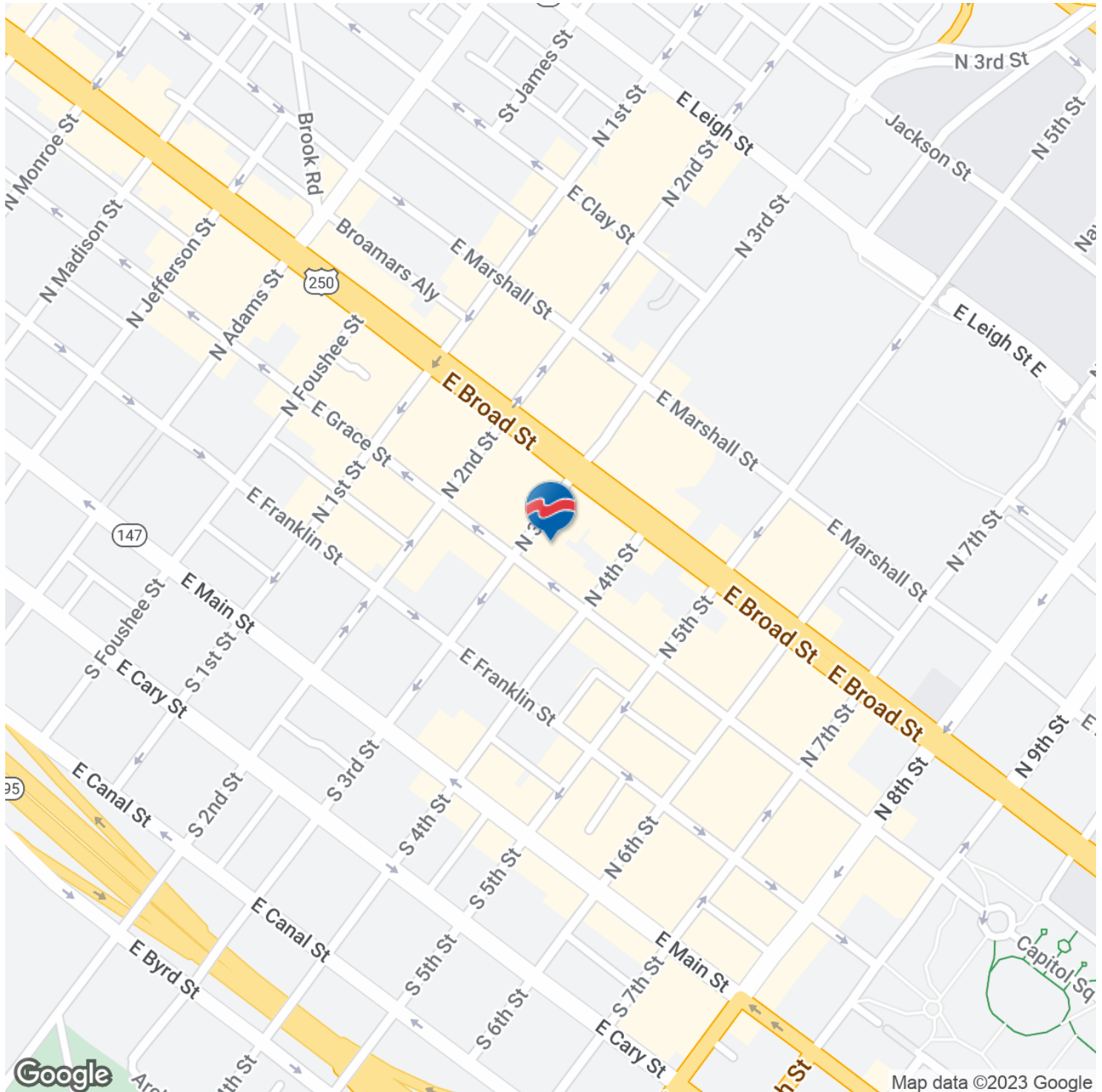
SHEET TITLE

2ND & 3RD FLOOR PLANS

PROJECT NO. 1751

302 & 304 E. Grace St., Richmond, VA 23219

Retail Property For Sale/Lease



Wilson M. Flohr
804.521.1458
wilson@porterinc.com

Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com

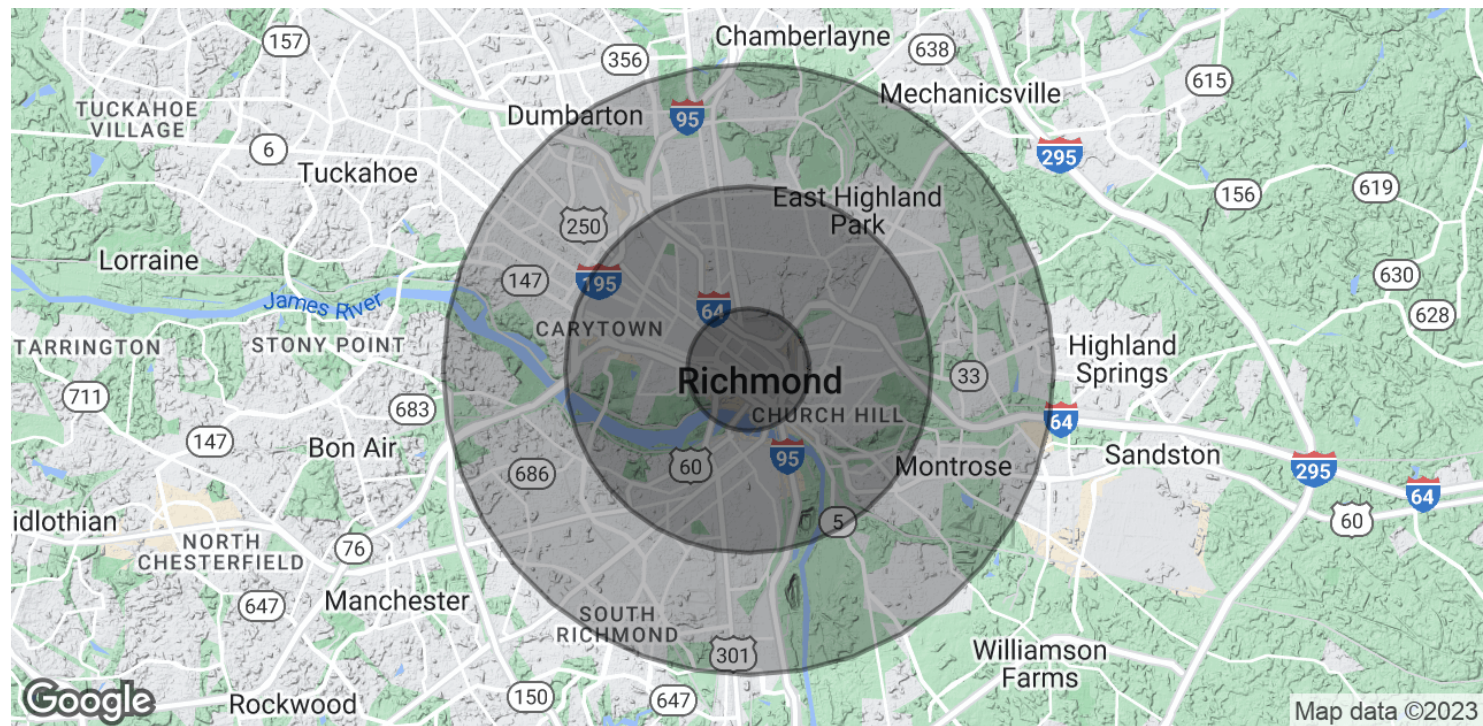


4801 Radford Avenue | PO Box 6482 | Richmond, VA 23230 | porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

302 & 304 E. Grace St., Richmond, VA 23219

Retail Property For Sale/Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,334	126,488	242,508
Average Age	23.5	31.8	33.8
Average Age (Male)	22.8	30.7	31.9
Average Age (Female)	24.5	32.9	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,476	51,591	101,266
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$32,961	\$49,543	\$54,063
Average House Value	\$169,869	\$236,289	\$226,920

* Demographic data derived from 2020 ACS - US Census

Wilson M. Flohr
804.521.1458
wilson@porterinc.com

Clifford B. Porter, CCIM, SIOR
804.521.1442
cliff@porterinc.com



4801 Radford Avenue | PO Box 6482 | Richmond, VA 23230 | porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the content or accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.