

BELMONT ON BROAD

4010 W. Broad Street | Richmond, VA 23220



PROPERTY OVERVIEW

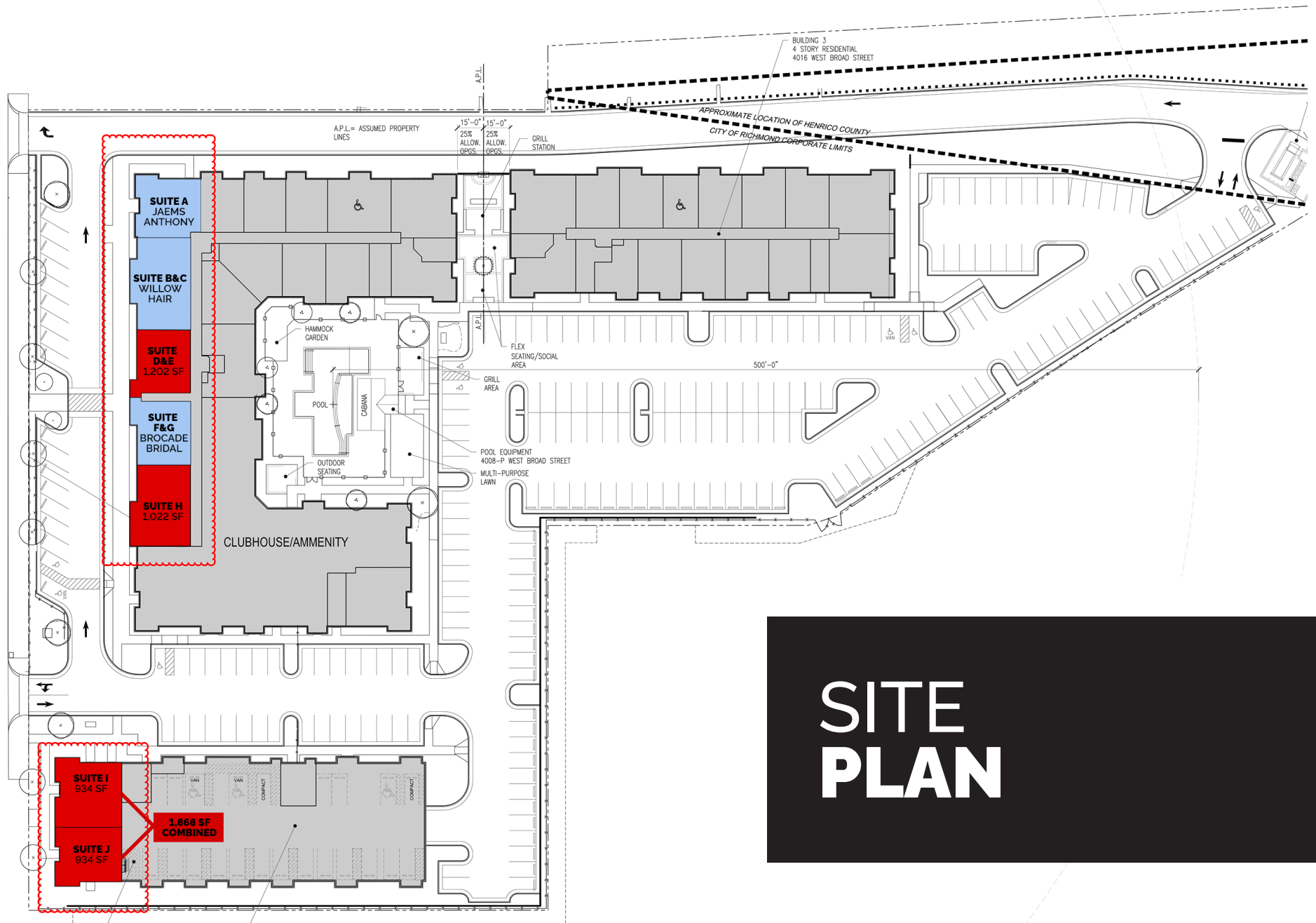
Belmont on Broad

Mixed-use development located at 4010 W. Broad Street adjacent to UMFS, The Ella (includes Courtyard Marriot, 250 apartments) and within walking distance to Scott's Addition. This 4-story mixed-use project includes commercial space along with a 211-unit apartment community with pool and clubhouse.

- **Landlord offering turn-key opportunities for qualified deal**
- Commercial space available:
 - Suite A: James Anthony
 - Suite B&C: Willow Hair
 - Suite D&E: 1,202 SF
 - Suite F&G: Brocade Bridal
 - Suite H: 1,022 SF
 - Suite I: 934 SF (Move-In Condition)
 - Suite J: 934 SF
 - Suite I & J Combined: 1,868 SF
- Seeking coffee operator, retail, office, and service users
- Kotarides is Owner/Developer

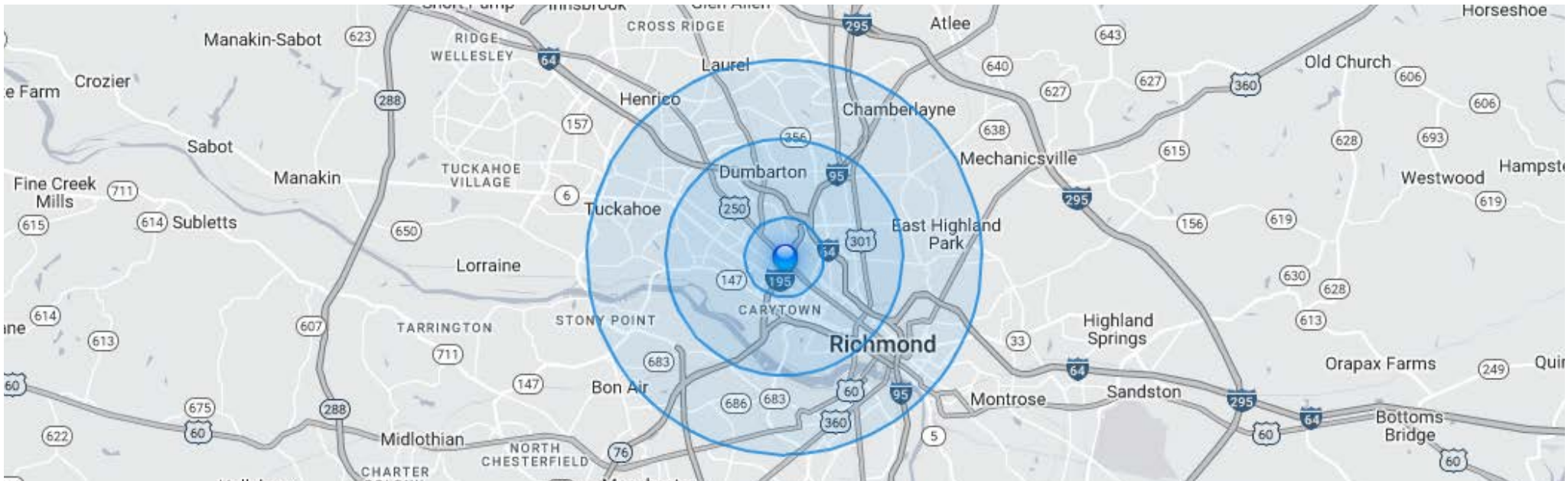


WEST BROAD STREET



SITE PLAN





DEMOGRAPHIC PROFILE AND STATISTICS

SOURCE: ESRI 2020

Radius	Population	Average HH Income	Growth (2019-2024)	Households	Median Age
1 Mile	19,367	\$66,000	1.22%	10,917	31.1
3 Miles	113,759	\$69,000	1.13%	51,831	33.6
5 Miles	265,944	\$61,000	0.91%	114,732	34.9

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