

FOR LEASE

JACKSON WARD RETAIL/OFFICE OPPORTUNITY

21 E Clay St | Richmond, VA 23219



S.L. NUSBAUM
REALTY CO.



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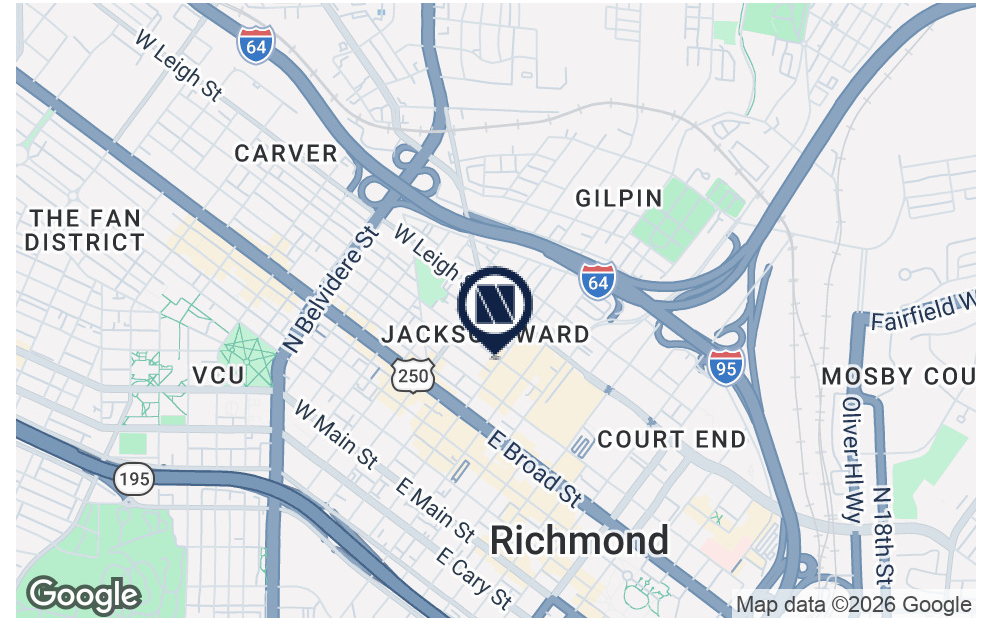
PROPERTY SUMMARY

JACKSON WARD RETAIL/OFFICE OPPORTUNITY

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OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Building Size:	3,703 SF
Available SF:	950 SF
Lot Size:	0.08 Acres
Zoning:	B-2

Jackson Ward Hotel Project

12-Story Apartment Tower Underway

PROPERTY OVERVIEW

Retail/Office Opportunity in Prime Jackson Ward Location

PROPERTY HIGHLIGHTS

- Located at the intersection of East Clay Street & North 1st Street
- Just one block from the Greater Richmond Convention Center - consistent foot traffic from events, conferences, and out-of-town visitors
- High visibility location in the heart of Jackson Ward, near the Arts District
- Former hair salon with existing plumbing and electrical infrastructure in place

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	5,156	12,506	25,507
Total Population	9,854	29,423	54,551
Daytime Population	20,875	102,429	123,953
Average HH Income	\$64,426	\$74,808	\$84,330

FLOOR PLAN

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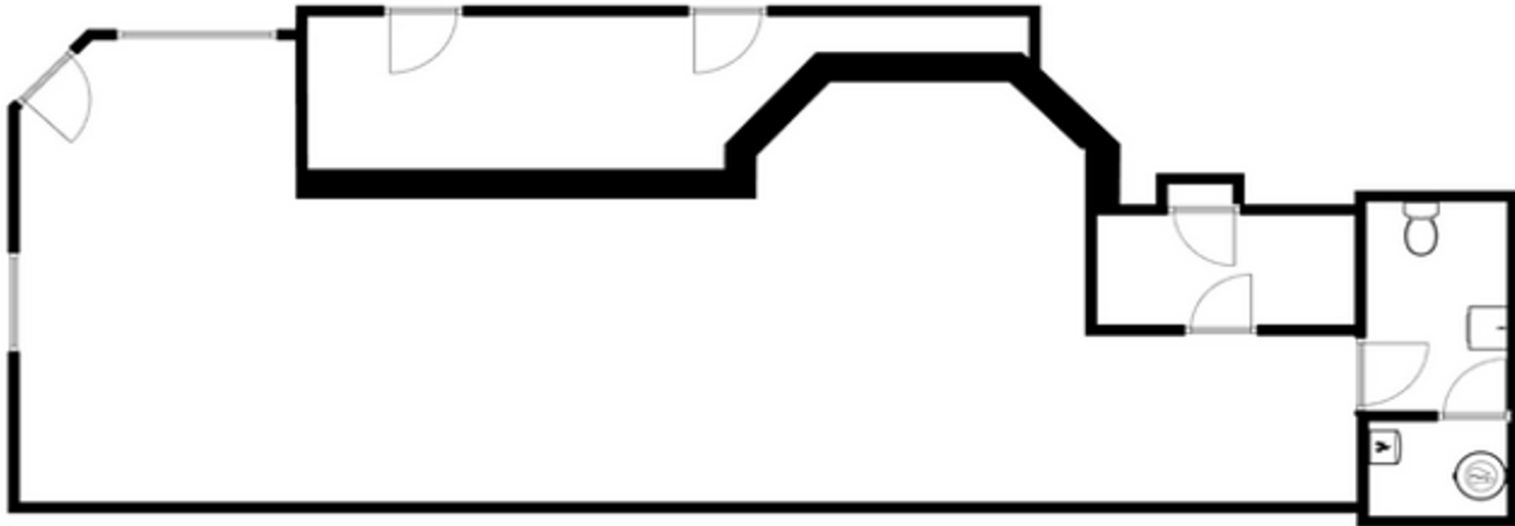
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1st STREET

CLAY STREET



TRADE AREA

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CONTACT INFORMATION

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