

# FOR SALE

## PRIME DIAMOND DISTRICT DEVELOPMENT SITE

3207 & 3215 N. Arthur Ashe Blvd | Richmond, VA 23230



S.L. NUSBAUM  
REALTY CO.

**MAJOR PRICE REDUCTION!**



**REID CARDON**  
SENIOR ASSOCIATE  
O. 804.944.9260  
C. 804.683.0631  
RCARDON@SLNUSBAUM.COM

**NATHAN SHOR**  
SENIOR VICE PRESIDENT  
O. 804.944.2399  
C. 804.539.7404  
NSHOR@SLNUSBAUM.COM

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

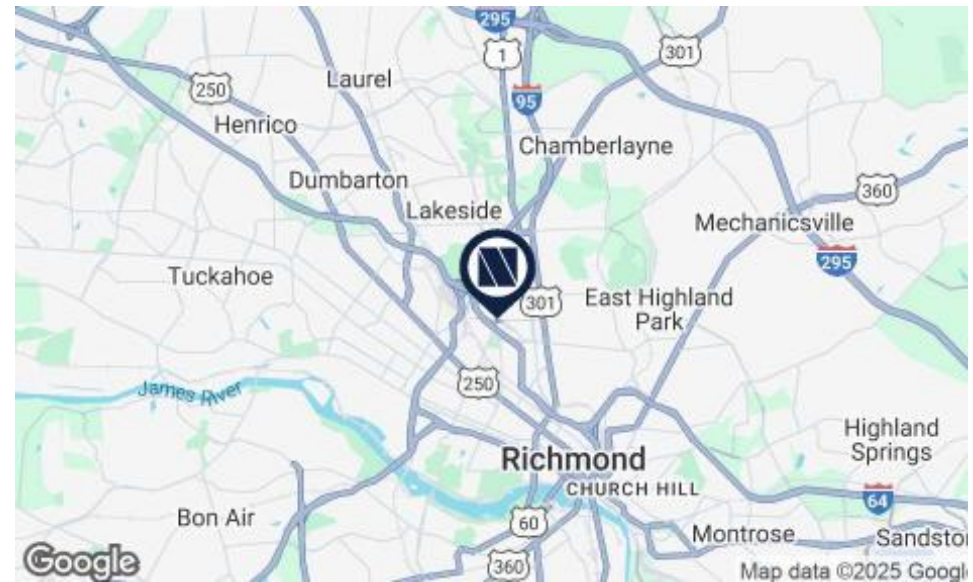
# PROPERTY SUMMARY

PRIME DIAMOND DISTRICT DEVELOPMENT SITE

3207 & 3215 N. Arthur Ashe Blvd | Richmond, VA 23230



S.L. NUSBAUM  
REALTY CO.



## OFFERING SUMMARY

Sale Price:	\$11,900,000
Total Acres:	4.05
Zoning:	3207 N. Arthur Ashe – 3.47 AC – RO-3 3215 N. Arthur Ashe – 0.58 AC – B-2
<b>Anticipated TOD-1 Zoning</b>	

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	128,400	258,447	434,956
Daytime Population	172,333	348,417	519,630
Total Households	60,206	119,110	191,7458
Average Household Income	\$105,214	\$106,634	\$100,575

## PROPERTY OVERVIEW

**Prime Development Site on N. Arthur Ashe Blvd, near The Diamond District Redevelopment site and VCU Athletic Village!**

## PROPERTY HIGHLIGHTS

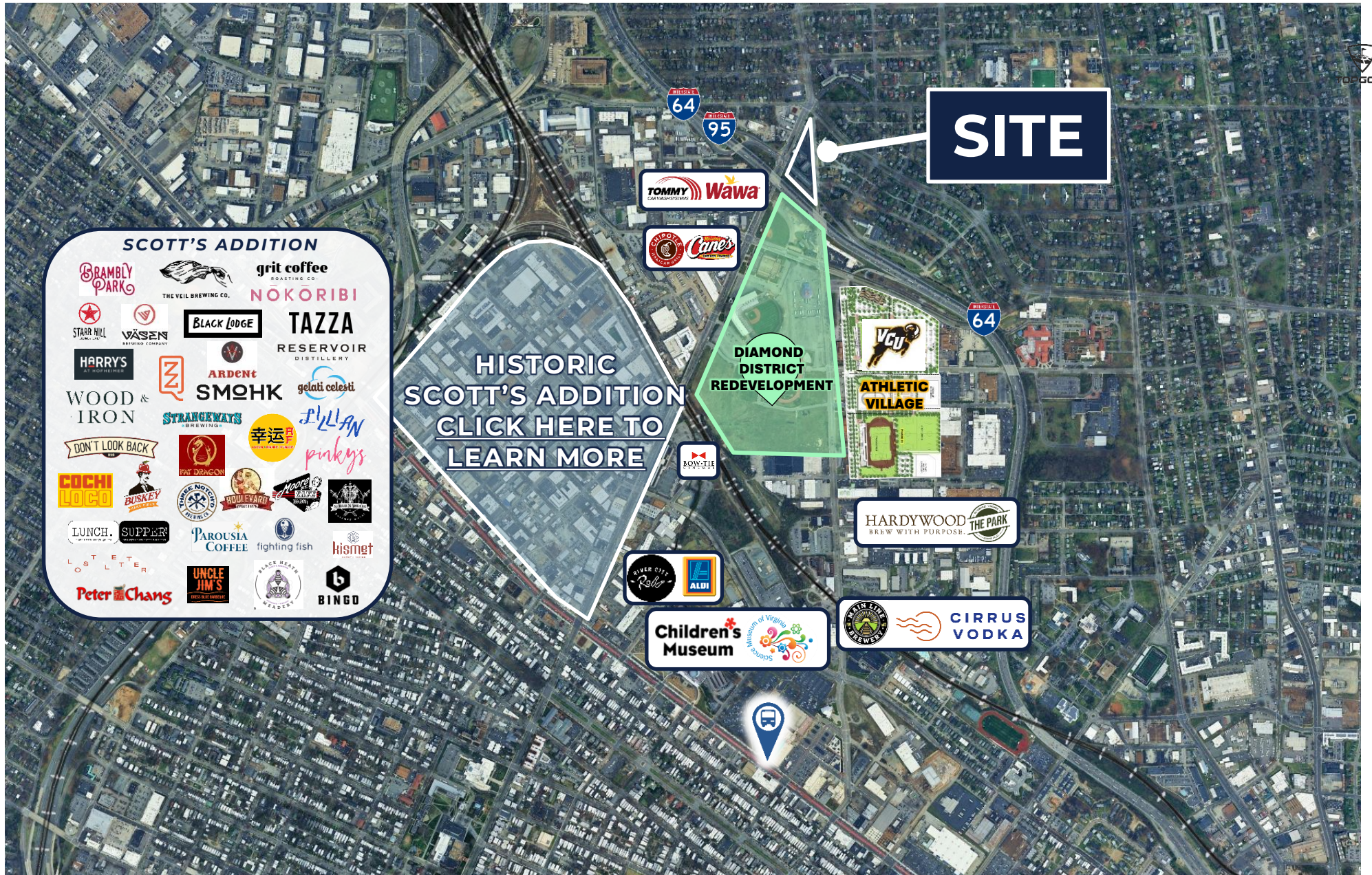
- City and community are in favor of a multifamily development
- At the I-64 Exit to The Diamond District and Historic Scott's Addition (Exit 78).
- New VCU Athletic Village and New Baseball Stadium under construction
- The Diamond District will include a 180-room hotel, 1,100 multi-family units, offices and 58,000 SF of retail space
- Minutes away from breweries, restaurants and more! Live, work and play in the hottest area in the Richmond Market
- I-64 VPD = 160,000 & N. Arthur Ashe Blvd = 24,000 VPD

# SCOTT'S ADDITION & DIAMOND DISTRICT

3207 & 3215 N. Arthur Ashe Blvd | Richmond, VA 23230



S.L. NUSBAUM  
REALTY CO.



# FOR SALE

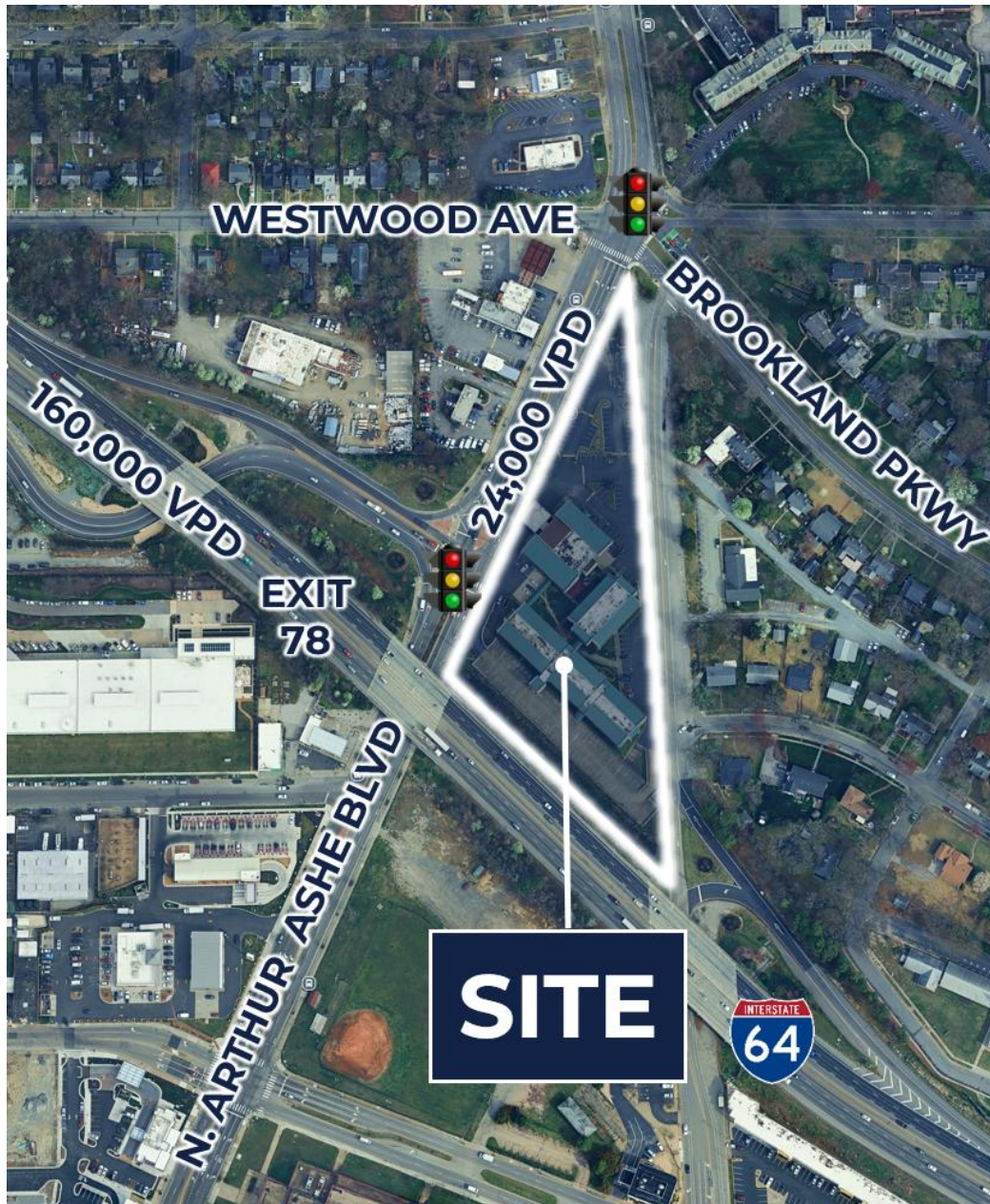
## PRIME DIAMOND DISTRICT DEVELOPMENT SITE

3207 & 3215 N. Arthur Ashe Blvd | Richmond, VA 23230



### S.L. NUSBAUM

REALTY CO. | SINCE 1906



#### REID CARDON

SENIOR ASSOCIATE

O. 804.944.9260

C. 804.683.0631

RCARDON@SLNUSBAUM.COM

#### NATHAN SHOR

SENIOR VICE PRESIDENT

O. 804.944.2399

C. 804.539.7404

NSHOR@SLNUSBAUM.COM

#### COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

[CLICK HERE TO LEARN MORE](#)

PARTNER **XTEAM**  
RETAIL ADVISORS

[CLICK HERE TO LEARN MORE](#)

#### DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.