

# FOR SALE & LEASE

LADY BYRD HAT BUILDING

140 Virginia St | Richmond, VA 23219



S.L. NUSBAUM  
REALTY CO.

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

# PROPERTY SUMMARY

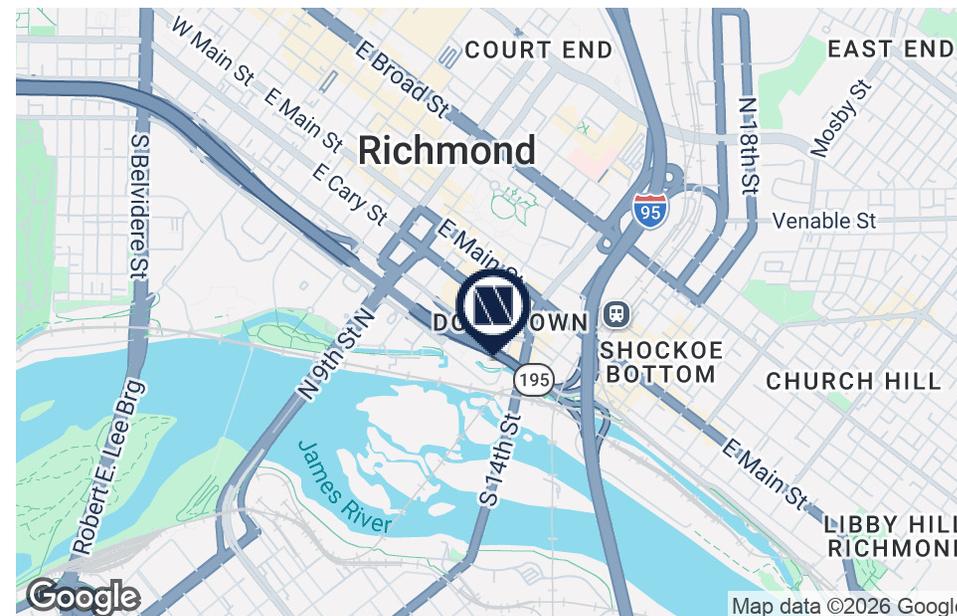
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### OFFERING SUMMARY

Sale Price:	\$12,750,000
Lease Rate:	Contact Agents
Building Size:	66,137 SF
Lot Size:	0.55 Acres
Zoning:	B

[Office Use - Floor Plans](#)

[Entertainment Use - Specifications & Links](#)

[Interactive Map](#)

[The History of Shockoe Slip](#)

### PROPERTY OVERVIEW

#### Historic Lady Byrd Hat Building For Sale/Lease

### PROPERTY HIGHLIGHTS

- Prominent location
- Limited dedicated parking - additional parking available for cost
- Ample patio and terrace space
- In place infrastructure for up to 1,500 person event venue
- Historical building
- Main Street Station, ±100 restaurants, and 10+ hotels within walking distance

# PROPERTY FEATURES

## LADY BYRD HAT BUILDING

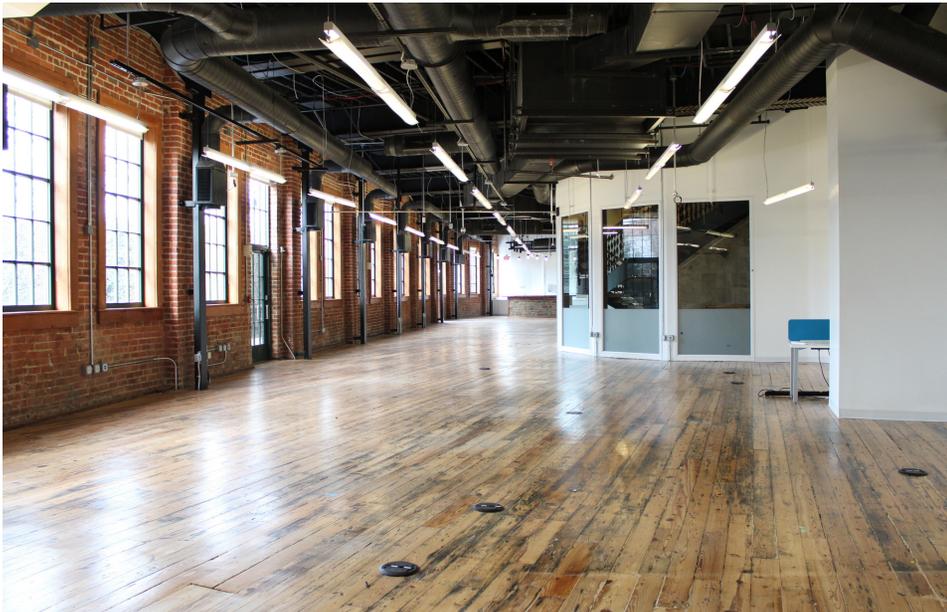
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### PROPERTY FEATURES

- Original wood floors, exposed original roof trusses and beams, reuse of original cobblestone floor, milled wood detailing
- Positioned in City-designated entertainment district
- Significant public parking within walking distance
- 150 feet of canal frontage for outdoor dining, 800 square feet of outdoor terrace and 3,000 feet of balconies overlooking the Canal Walk
- Walking distance to downtown business and financial district
- Within steps of the James River and Richmond Canal Walk
- Adjacent to the Shockoe Design District



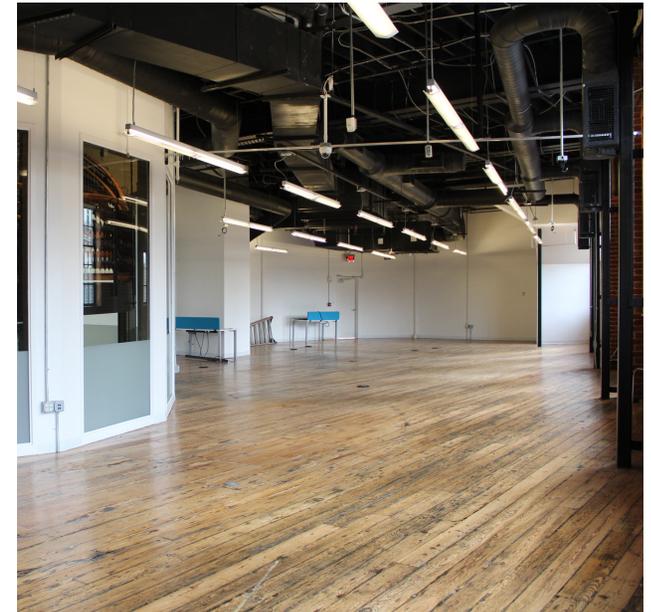
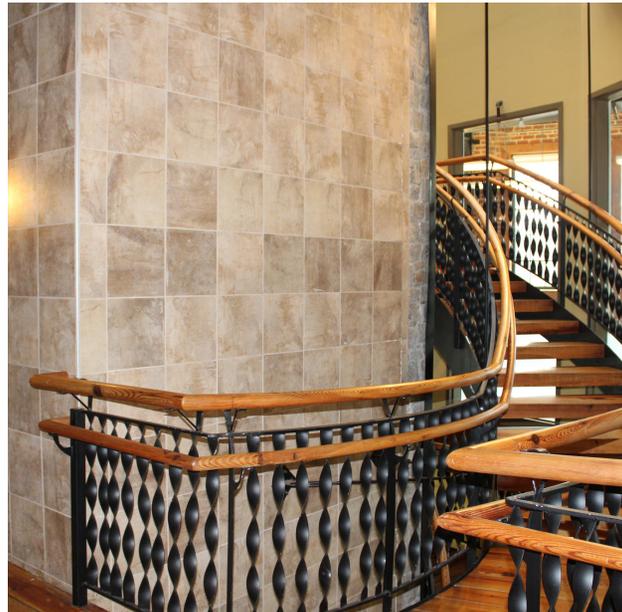
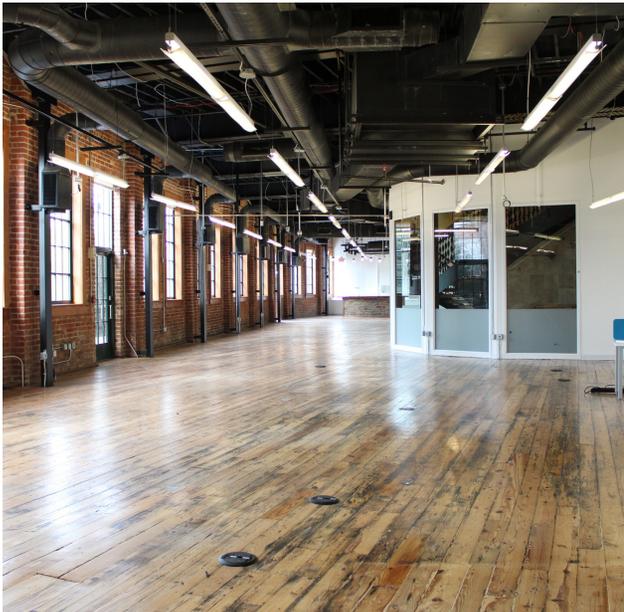
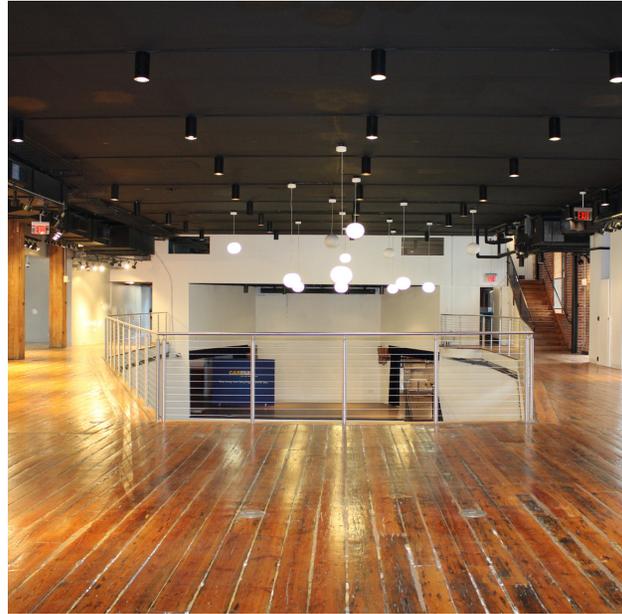
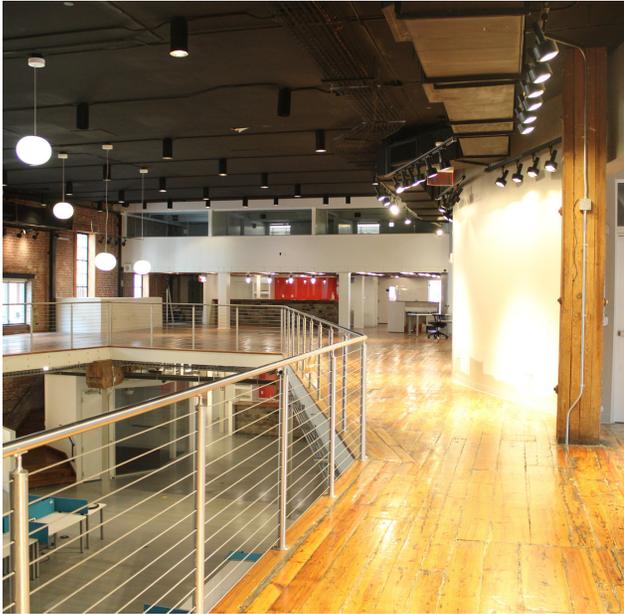
# INTERIOR PHOTOS

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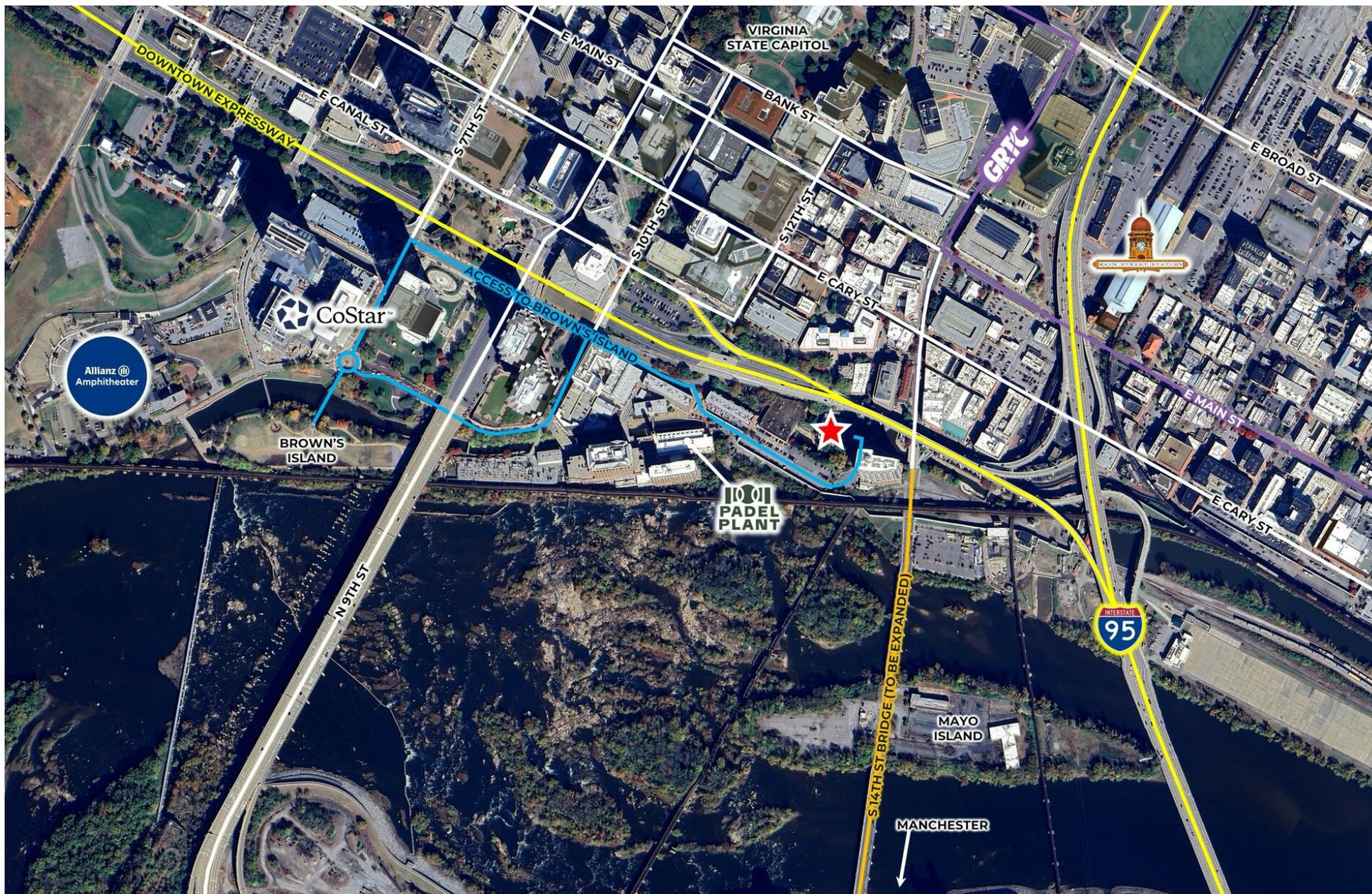
# LOCATION AERIAL

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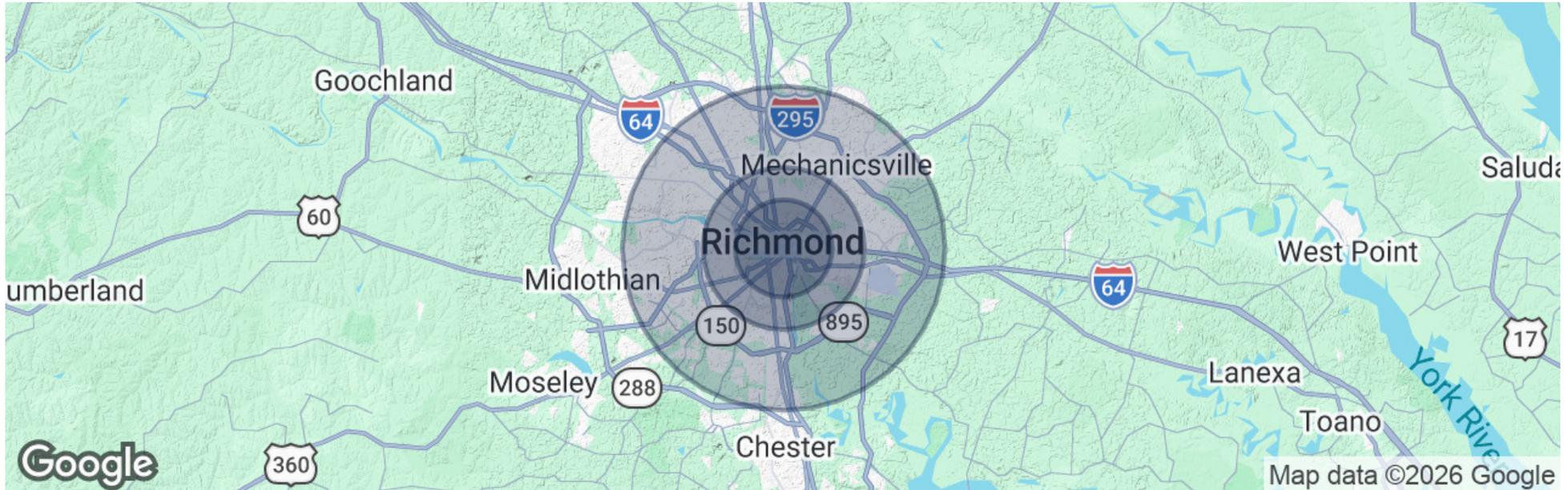
# DEMOGRAPHICS MAP & REPORT

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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	131,666	260,281	633,853
Daytime Population	190,082	323,187	706,202

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	62,191	118,940	268,769
Average HH Income	\$91,672	\$96,448	\$106,051

Derived from 2025 STDB data.

# CONTACT INFORMATION

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