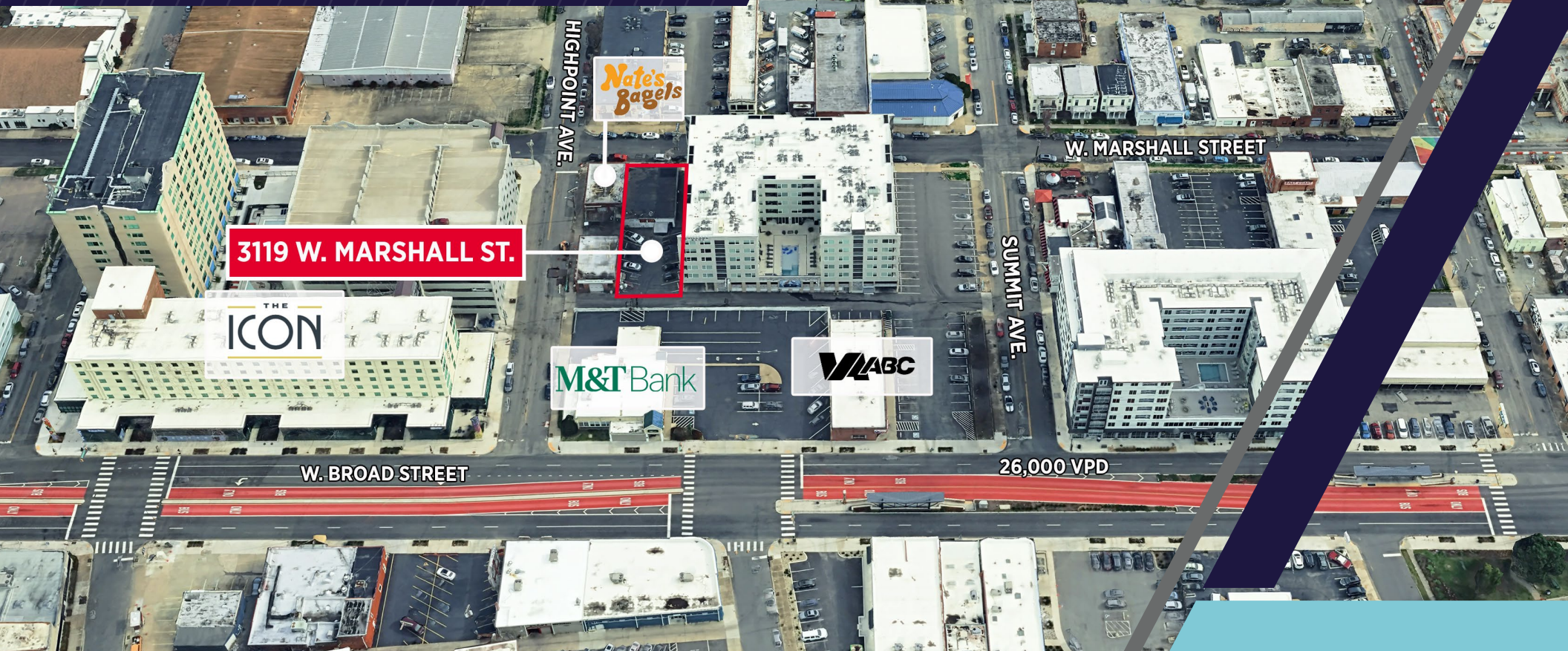


FOR SALE

3119 W. MARSHALL STREET

Richmond, Virginia



SCOTT'S ADDITION PURCHASE

MICHAEL SHAIA
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michael.shaia@thalhimer.com

DEVELOPMENT OPPORTUNITY

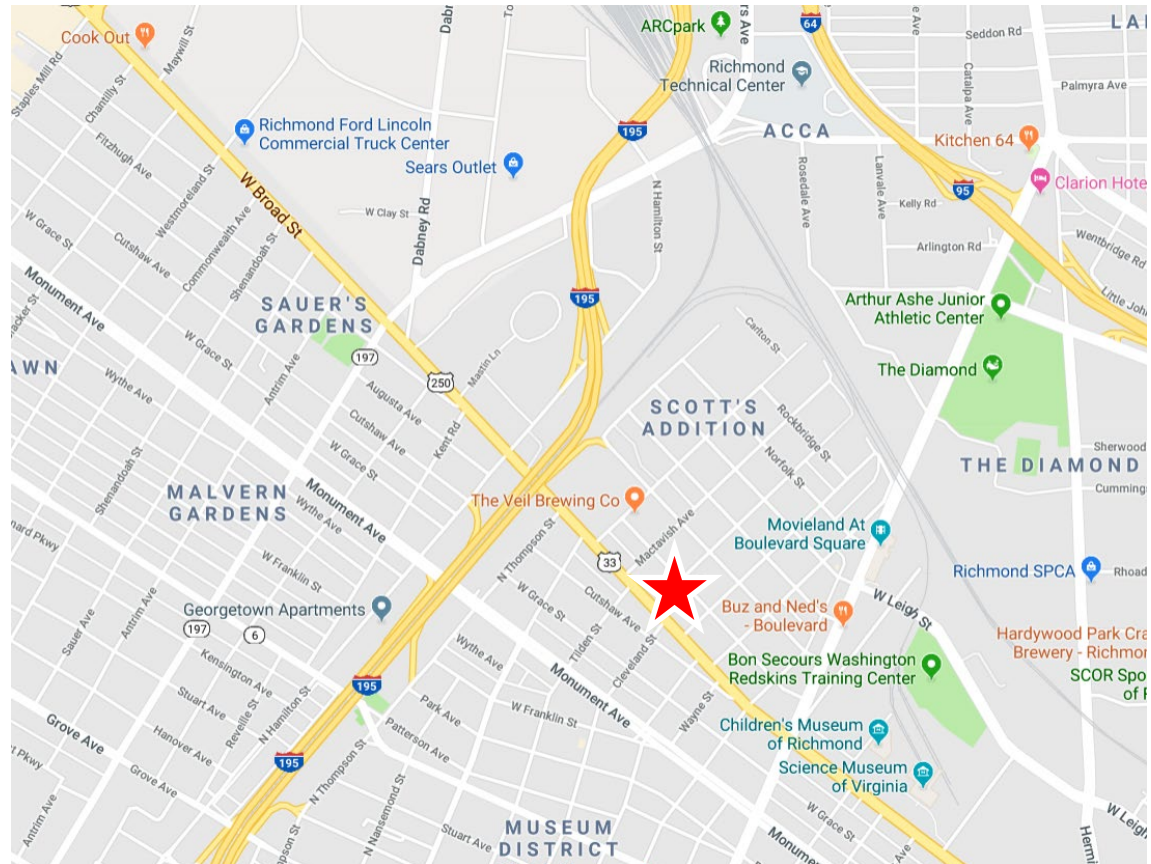


Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060 | www.thalhimer.com

PROPERTY HIGHLIGHTS

- 0.178 ACRES (Lot size 55 x 140)
- Building ± 2,975 square feet
- Off-street parking
- Located in the greater Scott's Addition area; walking distance to great restaurants & breweries
- 3,000+ apartment units existing or under development within 1 mile radius
- Easy access to GRTC Pulse Bus
- TOD Zoning

Join Nearby Retailers



Once a bustling industrial area, Scott's Addition is now the City of Richmond's fastest growing neighborhood, adding over 3,500 residents in the past seven years alone. Perhaps now best known for its impressive collection of over 13 breweries, cideries, meaderies, and distilleries, Scott's Addition is also a booming entertainment district featuring delicious local restaurants, a growing number of shops, a rooftop bar, a boutique bowling alley, cinema, shuffleboard bar, and more—it's truly the spot to live, work, and play!

- WWW.SCOTTSADDITION.COM/ABOUT

DEMOGRAPHICS



	1 Mile	2 Mile	3 Mile
Population	20,740	68,874	118,685
No. of Households	12,435	33,113	56,266
Avg. HH Income	\$126,471	\$124,014	\$114,825

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