



FOR LEASE

1331 N. Arthur Ashe Boulevard
at Boulevard Square

Richmond, VA 23232

**UP TO ± 5,250 SF
AVAILABLE**



THALHIMER

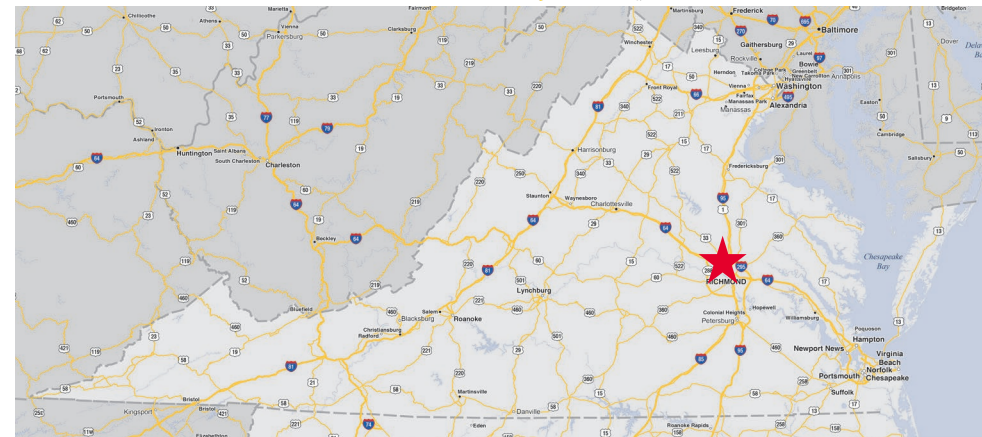
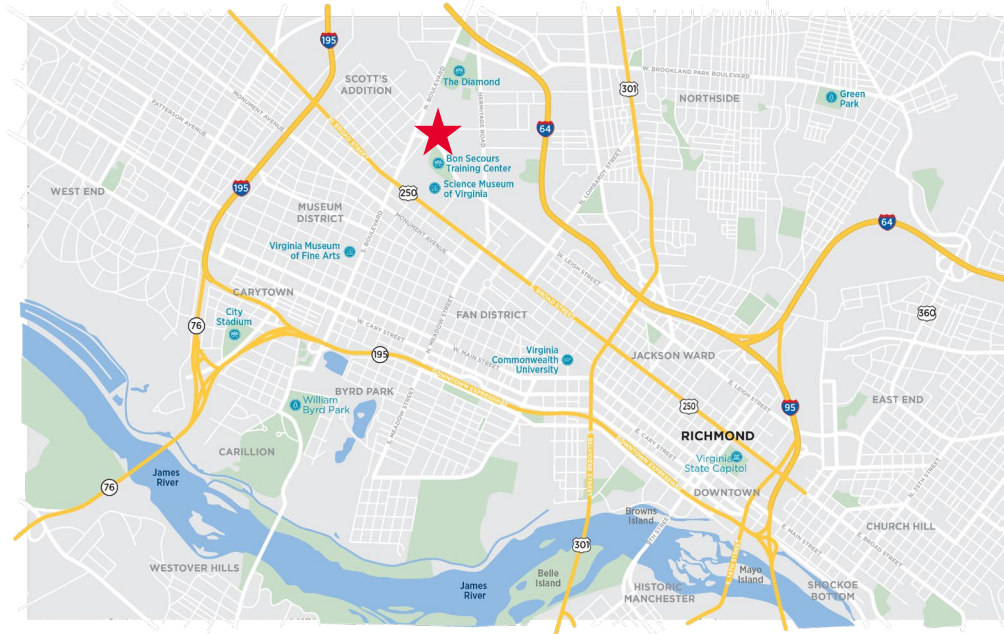
PROPERTY FEATURES

- UP TO \pm 5,250 SF | DIVISIBLE
- Join Movieland at Boulevard Square
- Heart of Diamond District & Scott's Addition
- Abundant Parking
- Expansive Outdoor Seating Capability
- Excellent access to highway I-64/I-95 and Arthur Ashe Boulevard
- Leigh Street Storefront

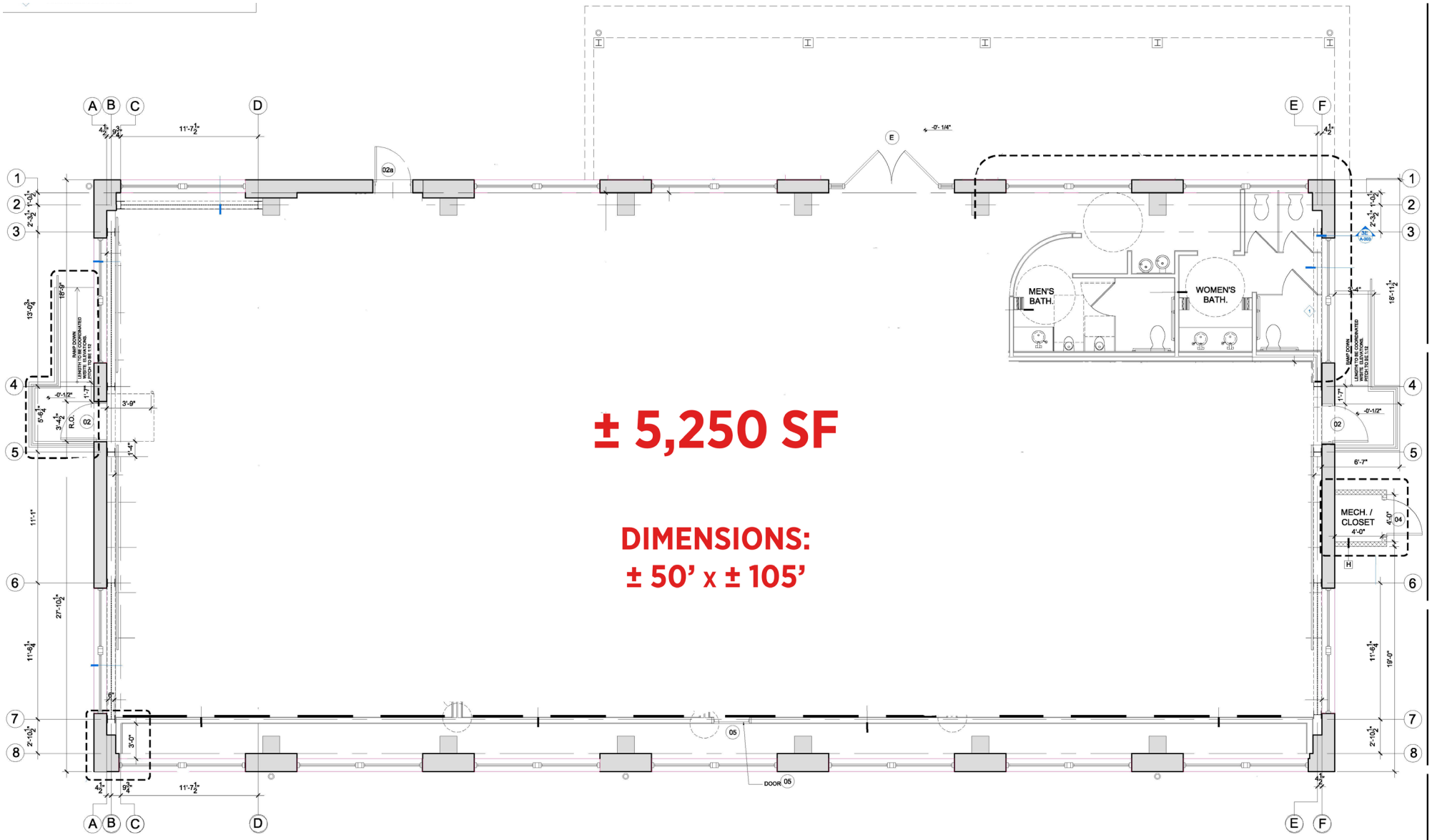
Demographics

	1 Mile	2 Miles	3 Miles	5 Miles
Population	18,964	76,667	121,752	268,456
No. of Households	11,232	37,913	58,956	126,132
Avg. HH Income	\$94,552	\$89,142	\$87,704	\$81,704
Daytime Population	42,378	118,923	266,155	441,000
College Degree (Bachelor's +)	45.4%	39.8%	35.4%	29.8%

Join Nearby Tenants!



SPACE PLAN



1331 N. ARTHUR ASHE BLVD

NEAR WEST END

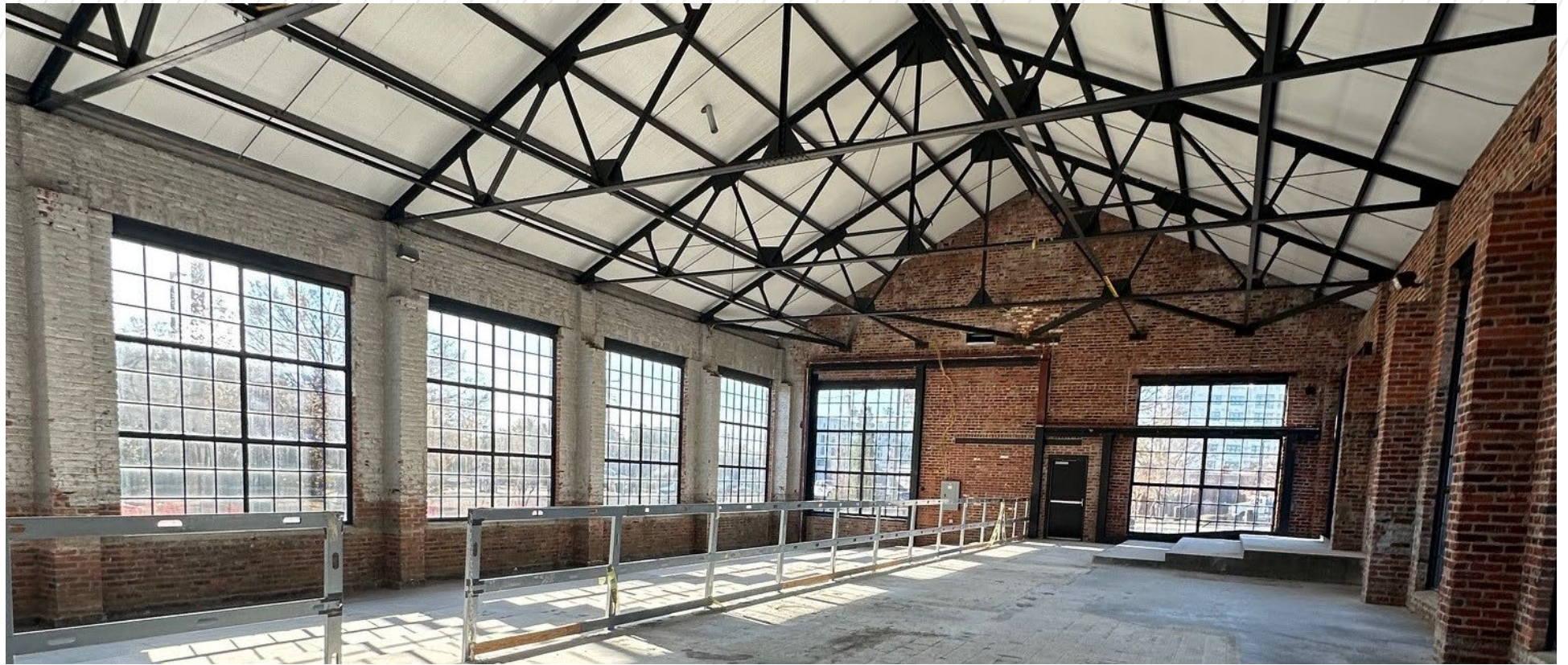
MUSEUM DISTRICT

THE FAN

	NEW & EXISTING DEVELOPMENT
A	SYMBOL 190 Units & 60,000 SF Office
B	Summit Lofts 27 Units
C	Ambience Lofts 31 Units
D	1 Scott's Addition 40 Units
E	Scott's Edge 94 Units
F	Concrete Plant 13 Units
G	The Altamont 31 Units
H	1 Scott's Addition 90 Units
I	1500 Roseneath Development
J	Handcraft Redevelopment
K	Osprey Lofts 30 Units
L	Roseleigh Redevelopment
M	Scott's View 350 Units & 25,000 SF Commercial Space
N	Courtyard Lofts 90 Units
O	3122 W Clay 17 Units
P	2915 W Clay 38 Units
Q	The Preserve 194 Units
R	Summit Suites 16,000 SF Office
S	3600 W Broad 193 Units
T	3200 W Broad 322 Units
U	Cookie Factory Lofts 178 Units
V	The Spur 35,000 SF Mixed-Use
W	The Summit 166 Units Planned
X	3800 W Broad 300 Units Planned
Y	Belmont Apartments 238 Units + Commercial Planned
Z	The Nest 122 Units
AA	Argon Apartments 66 Units
BB	Georgetown Apartments 192 Units
CC	Fresenius Medical Care Under Construction
DD	Southern Stone Lofts 187 Units
EE	Todd Lofts at Hermitage 100 Units
FF	Greyhound Bus Station
GG	Novel Scott's Addition 275 Units
HH	The Cooperage Apartments 117 Units
II	Greystar Development

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