

FOR SALE

Ellen Glasgow House

1 W. Main Street | Richmond, VA



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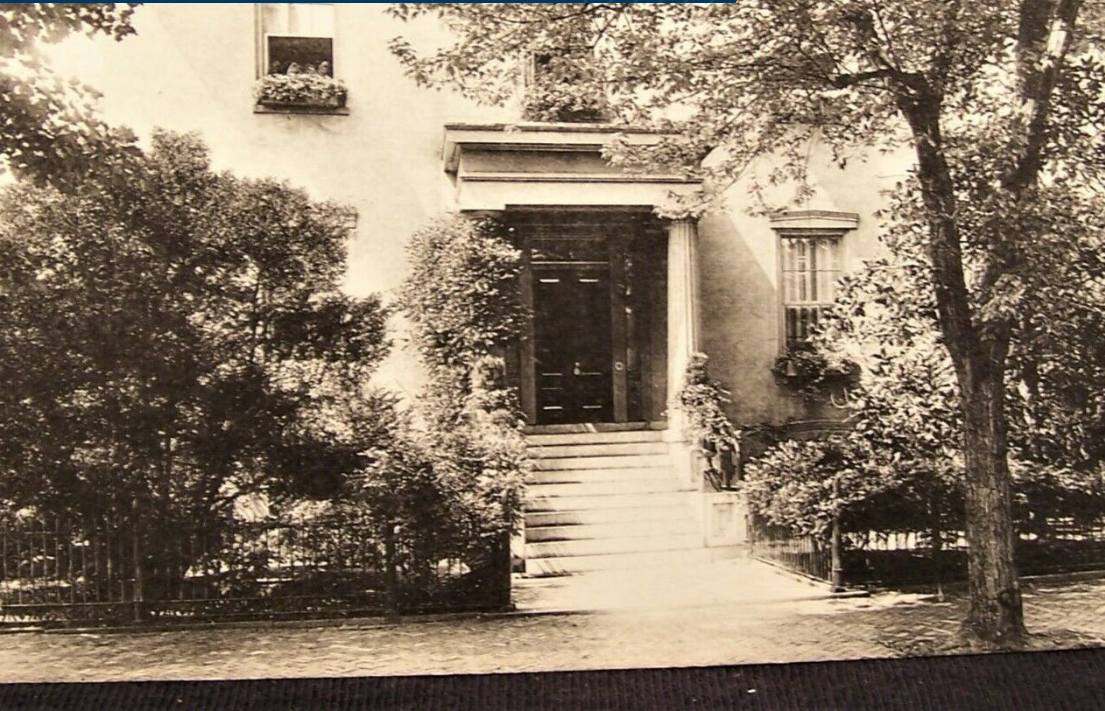
***HISTORIC HOME
AND
CARRIAGE HOUSE***



**CUSHMAN &
WAKEFIELD**

THALHIMER

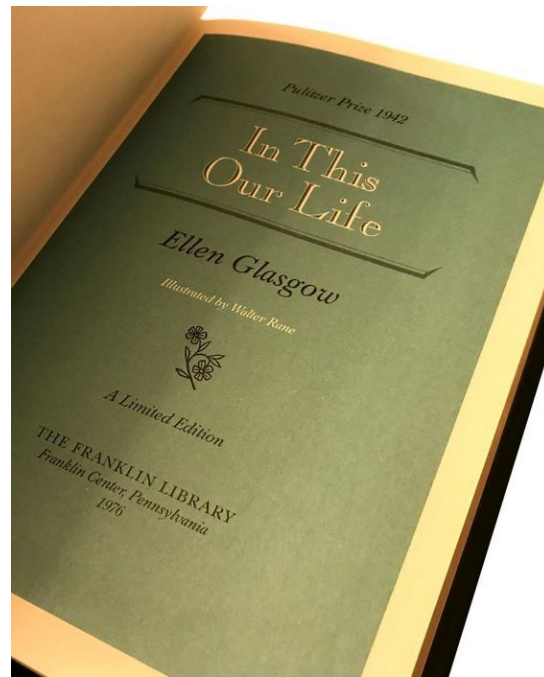
ELLEN GLASGOW HOUSE



HISTORY OF THE ELLEN GLASGOW HOUSE

The Ellen Glasgow House is a prominent historic property located in the heart of Richmond's Monroe Ward. Please note the following facts and features:

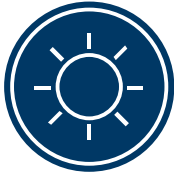
- Built in 1841, the property is a Greek Revival Mansion. Long term residence of Pulitzer prize winning author Ellen Glasgow
- In continuous use since original construction, the property has been preserved with the original architectural features including 14-foot ceilings, elaborate fireplaces with decorative mantels, classic floral ceiling medallions and detailed woodwork.
- Entry is through a grand portico centered in the front of the building. Stately columns support a hip roof.
- The entry way has a dramatic high ceiling leading to a hanging stairway.
- The building features two floors above a fully serviceable English basement. There is a carriage house to the rear that has most recently been used as office space.
- Mature trees and boxwood gardens are surrounded by an 8-foot brick wall giving privacy in the heart of the city.
- The property has National and Virginia Landmark designations in the highest categories.



PROPERTY HIGHLIGHTS



11,064 SF
AVAILABLE



PRIVATE COURTYARD
PERFECT FOR HOSPITALITY/SPECIALTY/OFFICE USES



ICONIC
LANDMARK HISTORIC BUILDING



36 SURFACE SPACES
OWN YOUR PARKING



GREAT LOCATION
WALKING DISTANCE FROM VCU AND THE
JEFFERSON HOTEL | WALK SCORE 95



ZONING
TOD-1 | FLEXIBLE MIXED-USE



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



*ONCE IN A
GENERATION
OPPORTUNITY TO OWN*

RICHMOND HOSPITALITY



RICHMOND'S HOSPITALITY INDUSTRY SEES RECORD HIGH GROWTH IN 2022

Richmond's hospitality industry is bouncing back to pre-pandemic growth as the region surpasses its all-time high lodging tax revenue.

In fiscal year 2022, Richmond region hotels saw occupancy lodging tax revenue totaling \$30,817,871. The previous record was set in fiscal year 2019.

"During the pandemic, some states shut down their travel, and we didn't see that in Virginia," said Brandon Hinton, Henrico County's deputy county manager. "That gave us the ability to succeed, but we're going beyond that. You're seeing a remarkable investment in tourism across the region."

Hinton said tourism is a big part of not only the region's economy but all of Virginia. Take 2019 for example. Visitors had a \$5.5 billion total impact in 2019 and employed roughly 46,000 people, according to data from the Virginia Tourism Corporation.

The Richmond area contributed \$3.25 billion to the total, and that spending continues to impact the area as these dollars trickle across the broader economic landscape. "When people spend money in the tourism economy, whether that's hotels, food, restaurants and things like that, hopefully that will go toward creating jobs and wages," said Dan Roberts, director of Research & Market Intelligence for VATC. From Roberts' point of view, the Richmond region is a major contributor to tourism and leisure.

The Richmond region is building upon this momentum by investing in facilities that attract more economic activity. "If you would have told me two years ago, we'd be getting back to the levels we saw in 2019, I would have been surprised," Roberts said. "I think it's a really resilient story that in spite of a pandemic, inflation and gas prices, the travel industry is still growing."

RTD 8/20/22



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