

# RETAIL FOR LEASE

931 - 933 W. Grace Street

Richmond, Virginia



THALHIMER



## REILLY MARCHANT

First Vice President

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NEW MIXED-USE  
REDEVELOPMENT IN  
THE HEART OF VCU

# PROPERTY HIGHLIGHTS

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### SQUARE FOOTAGE

- 1,924 SF & 1,902 SF
- Suites can be combined and include venting for exhaust hood



### FEATURES

- Excellent visibility with high volume foot traffic
- One block from the VCU Siegal Center
- Redevelopment will include 23 new residential units



### EXCELLENT LOCATION

- Premier location at Grace St. and Harrison St.
- Minutes from The Pulse



### TIMING

- Delivery Q1 2024



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### RETAILERS



### ARTS / ENTERTAINMENT



### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	35,347	141,294	265,823
No. of Households	14,928	68,190	121,669
Avg. HH Income	\$83,778	\$91,540	\$88,737
Daytime Population	51,938	205,306	333,728



96 Walk Score



55 Good Transit Score



86 Bike Score



# VIRGINIA COMMONWEALTH UNIVERSITY

Virginia Commonwealth University is a public research university in the City of Richmond. VCU was founded as the Medical College of Hampden-Sydney on October 20, 1838, and it is now home to over 28,000 students.

VCU Health has one college and four health sciences schools. It's an academic medical center, a Level 1 trauma center, one of only two NCI-designated cancer centers in VA and the region's only full-service children's hospital..



**\$6 Billion** Economic impact as Richmond's largest employer



**28,000+** Students enrolled



VCU has **15** NCAA Division 1 teams



In **1957** David Hume, MD performed the first successful kidney transplant in VA at the Medical College of Virginia – now known as VCU Medical Center



Graduate schools and programs ranked in the top **50** (US News & World Report)

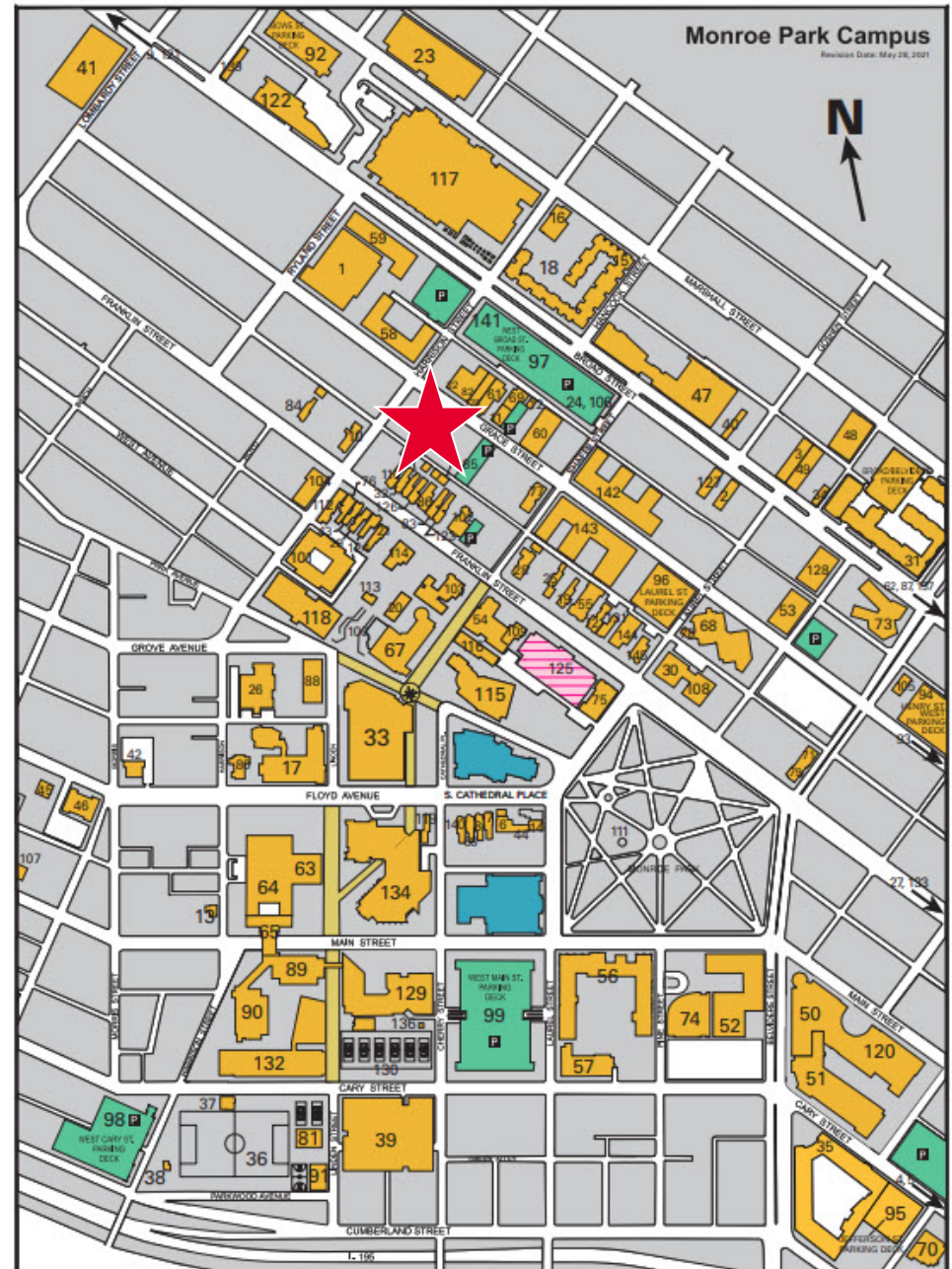


VCU Medical Center nationally ranked as **Best Hospital**

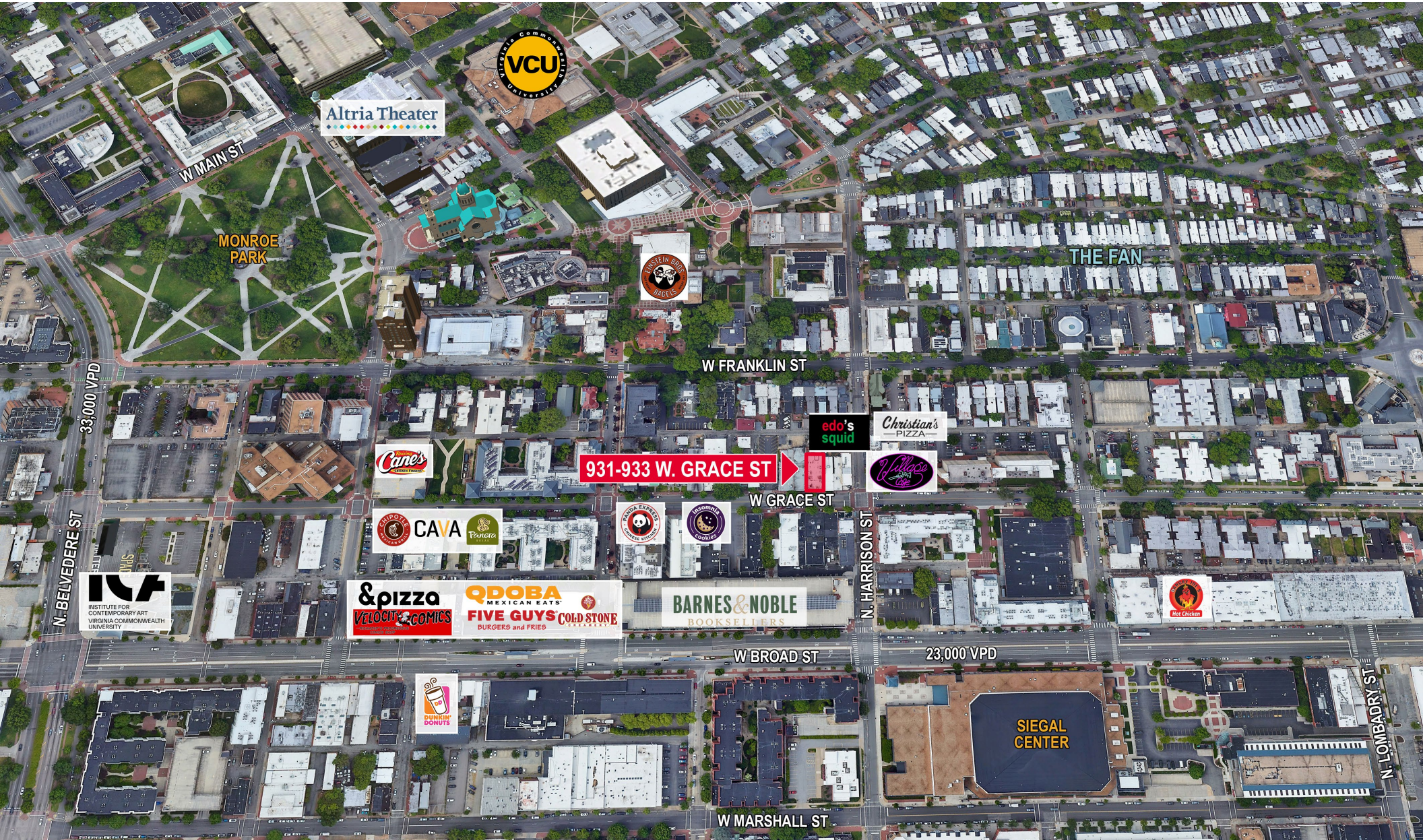
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