

3330 W. MARSHALL STREET

Richmond, Virginia

FLEX FOR LEASE



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3330 W. MARSHALL STREET

Richmond, Virginia

4,860 SF AVAILABLE FOR LEASE

- Central Scott's Addition location next to Veil Tasting Room and within a block of Class A apartment buildings including The Icon, The Preserve, 3600 W Broad, and The Nest
- Monument signage available
- Off-street parking available
- Rooftop opportunity
- Creative renovation opportunities:
 - convert existing windows to roll-up garage door
 - install skylights
 - patio dining along W Marshall
 - mural on adjacent facade

DEMOGRAPHICS



265,323
5 MILE POPULATION



115,591
3 MILE POPULATION



324,489
5 MILE DAYTIME POPULATION



\$98,952
1 MILE AVERAGE HOUSEHOLD INCOME

RENOVATION INSPIRATION



3330 W. MARSHALL STREET

Richmond, Virginia

FLOOR PLAN



The Veil Brewing Co.



Slingshot Social Game Club

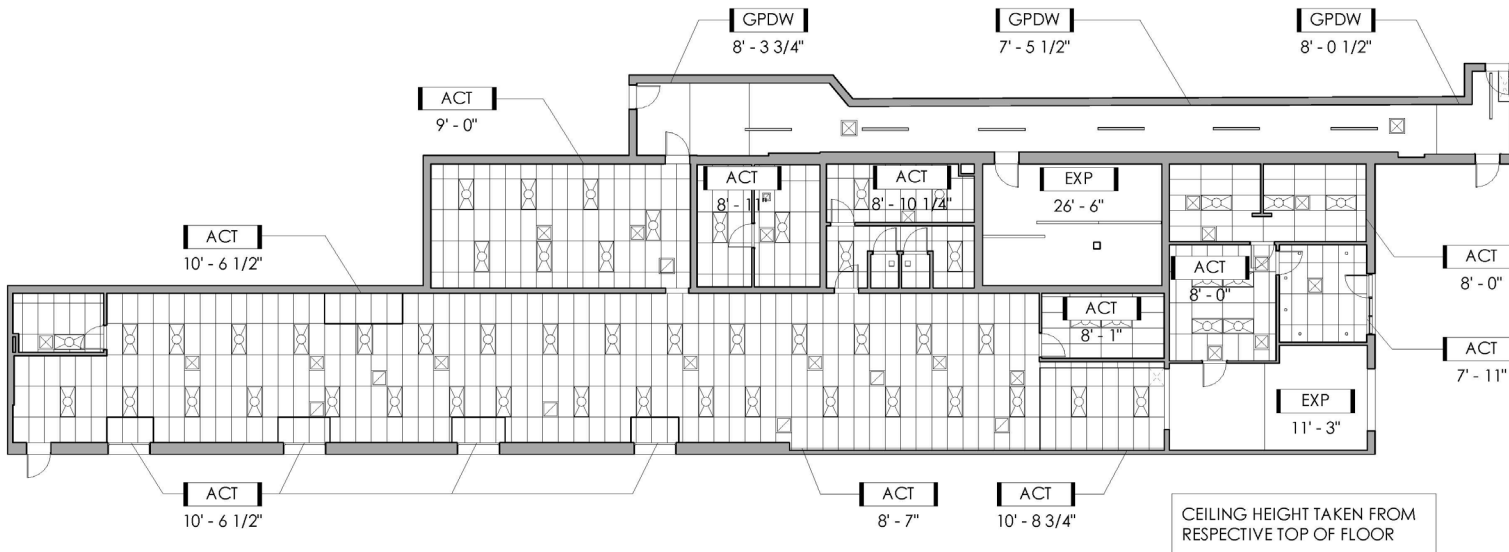
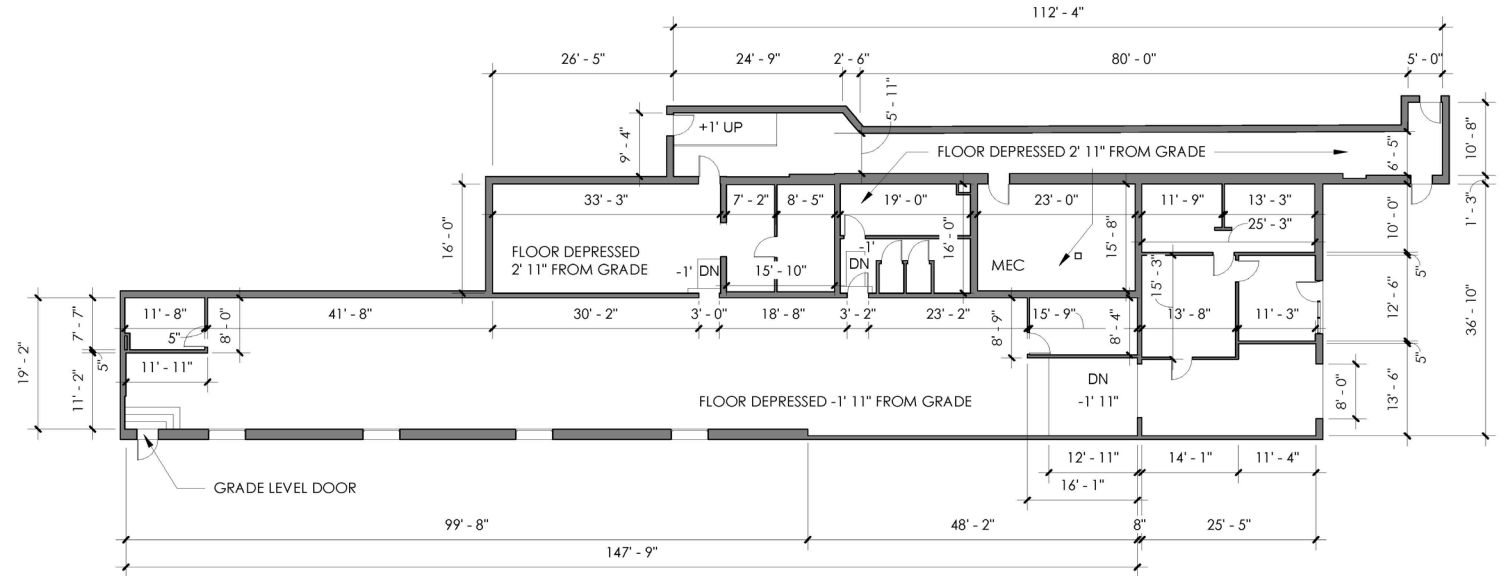
W Marshall Street



Planned Renovations for Adjacent Building at 1300 MacTavish

Richmond, Virginia

SITE PLAN



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Scott's Addition establishments include some of Richmond's fastest growing companies; award-winning breweries and restaurants; and multiple arts and entertainment venues



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