

FOR LEASE | FORMER BANK BRANCH

122 EAST GRACE STREET

RICHMOND, VIRGINIA 23219

CUSHMAN & WAKEFIELD | THALHIMER

122 East Grace Street

Richmond, VA 23219



Property Overview

- Signalized hard corner of East Grace Street & 2nd Street
- Rare drive-through opportunity in City Center
- Abundant on-site parking
- B-4 zoning allows for dense, transit-oriented development
- Convenient to VCU, Richmond Convention Center, Virginia State Capitol, and Central Business District

Building Highlights

2,805	0.54	1998
TOTAL SF	**ACRES**	**BUILT**

FLOORS	One (1)
ZONING	B-4 (City of Richmond)
PARKING	23 spaces (8.2 per 1,000 SF)
TRAFFIC COUNTS	7,400 VPD – 2nd Street 5,200 VPD - Grace Street 15,000 VPD - W. Broad Street

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142,903
POPULATION

$59,372
MEDIAN INCOME

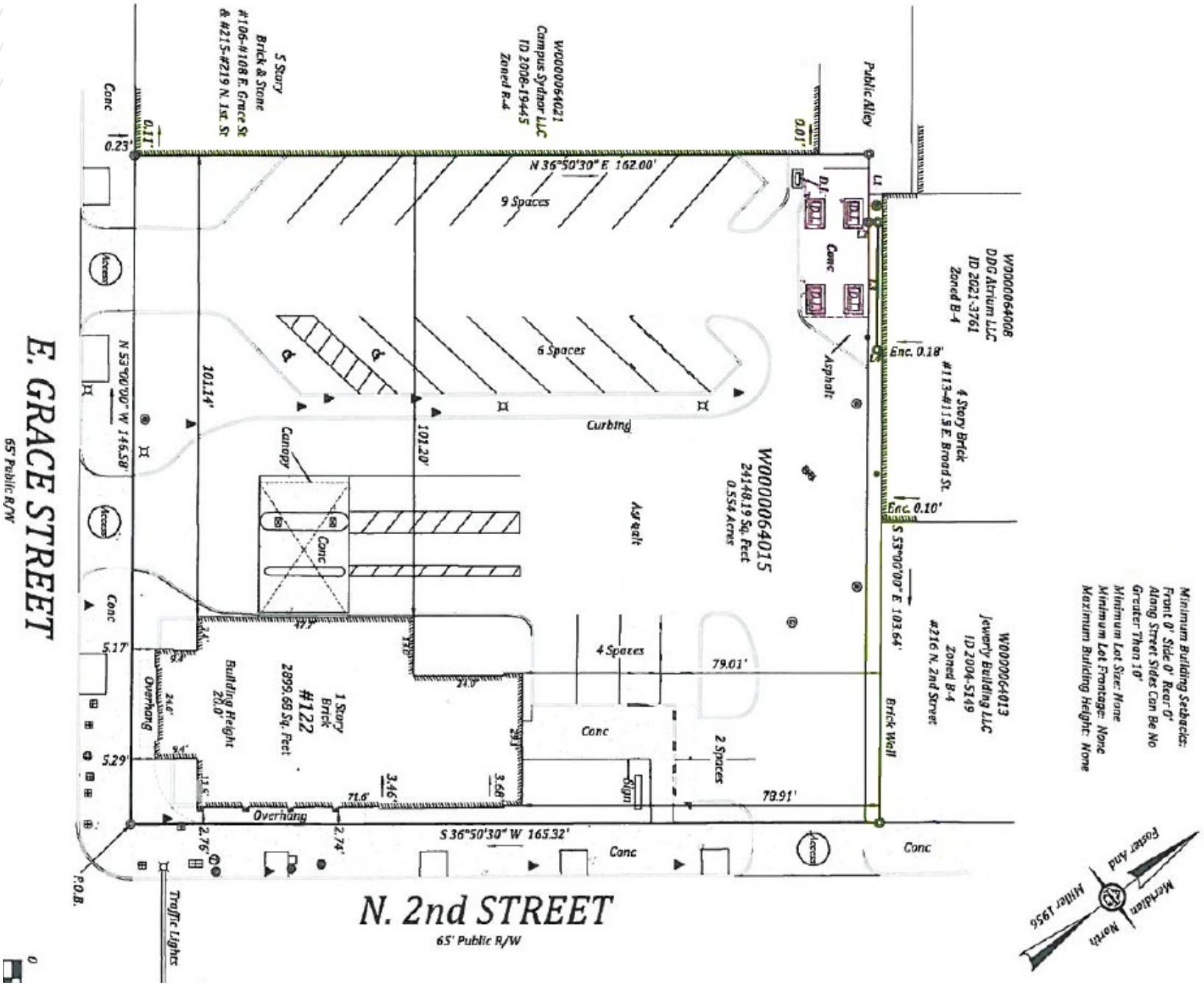
202,557
DAYTIME EMPLOYEE POPULATION

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	26,239	142,903	265,781
Median Household Income	$36,713	$59,372	$60,618
Daytime Employee Population	98,072	202,557	332,946

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Property Photos



LOBBY



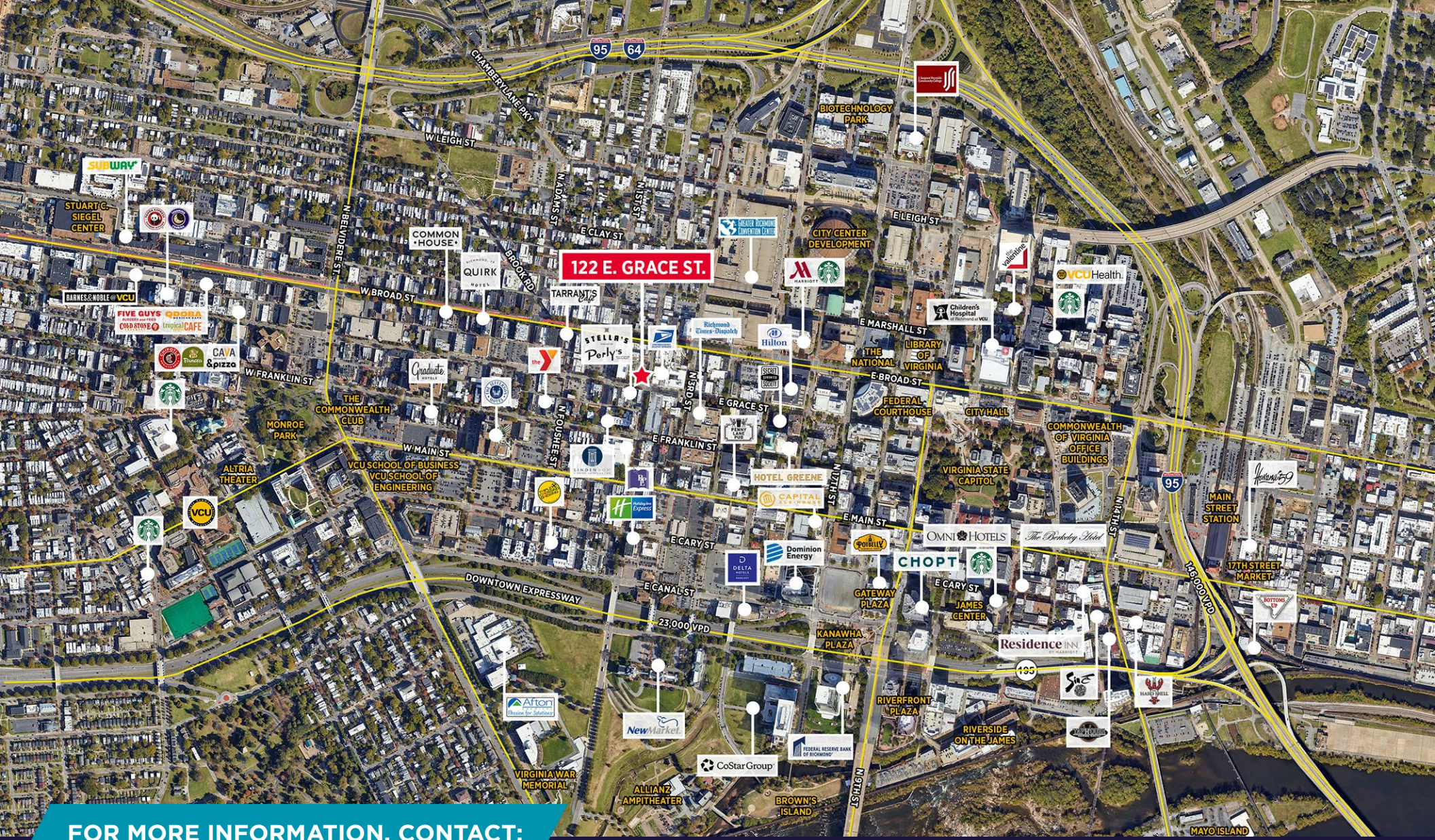
PRIVATE OFFICE



MONUMENT SIGN



PARKING LOT



FOR MORE INFORMATION, CONTACT:

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