

RETAIL FOR LEASE

CHASEN

2922-2925 W. MARSHALL STREET | RICHMOND, VA

1,100-4,140 SF
AVAILABLE

1,130 SF
AVAILABLE

NEW CONSTRUCTION, OPENING FALL 2025

NEW RETAIL OPPORTUNITY

IN RICHMOND'S HOTTEST NEIGHBORHOOD



THALHIMER

PROPERTY FEATURES



2932 W. Marshall Street

- 4,140 SF – demisable to 1,100 SF

2935 W. Marshall Street

- 1,130 SF
- Premium corner spaces available at the gateway to Scott's Addition
- Excellent visibility at the prominent intersection of W. Marshall Street and Altamont Ave.
- 352 new luxury apartments on-site, with an additional 337 units within one block, bringing over 1,000 residents in the immediate area
- Two story storefront glass and ceiling heights
- Patio available (subject to City of Richmond Café Permit Approval)

JOIN NEARBY RETAILERS:



LUXURY APARTMENTS:



DEMOGRAPHICS



72.8%

1 MILE EDUCATION BACHELOR & ABOVE



455,702

15 MIN DAYTIME POPULATION



336,599

12 MINUTE POPULATION



\$522,006

1 MILE AVERAGE HOME VALUE



\$115,116

1 MILE AVERAGE HOUSEHOLD INCOME



32.7

1 MILE MEDIAN AGE

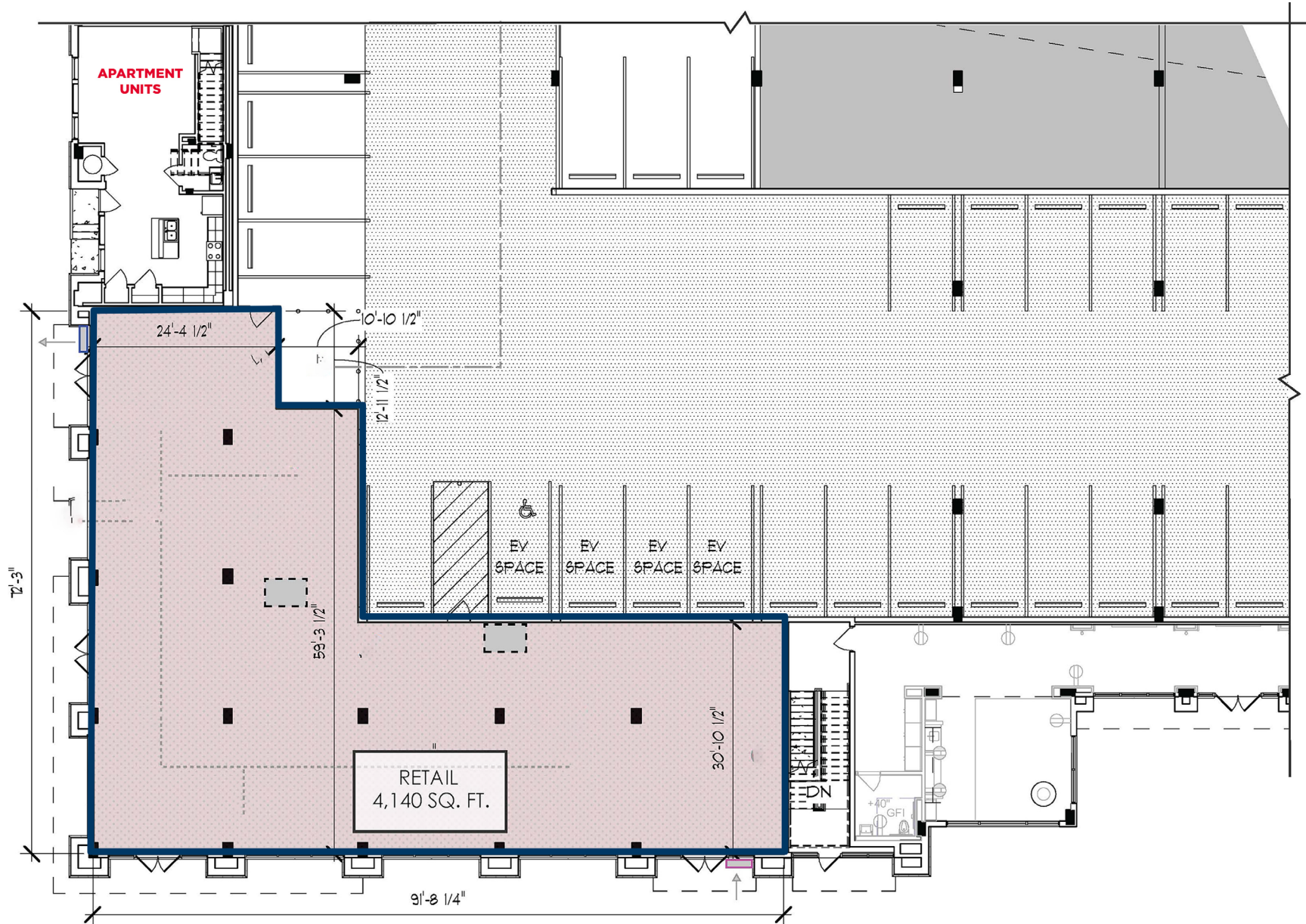
RADIUS

	1 Mile	3 Mile	5 Mile
2024 Population	16,210	121,379	267,669
2029 Projected Population	19,335	126,238	274,375
2024 Households	9,774	57,379	123,053
2024 Education Bachelors & Above	72.8%	59.2%	48.8%
2024 Average Household Income	\$115,116	\$112,177	\$103,010
2024 Median Household Income	\$95,547	\$82,278	\$77,985
\$100,000 Average HH Income & Above	41.5%	37.4%	34.4%
2024 Average Home Value	\$522,006	\$445,035	\$387,527
Daytime Population	25,596	123,061	242,909
2024 Median Age	32.7	32.7	34.3

DRIVE-TIME

	7 Minute	12 Minute	15 Minute
2024 Population	45,659	198,700	336,599
2029 Projected Population	49,668	206,180	348,461
2024 Households	24,056	94,925	152,465
2024 Education Bachelors & Above	72.1%	51.6%	47.7%
2024 Average Household Income	\$130,768	\$104,883	\$101,599
2024 Median Household Income	\$88,827	\$69,068	\$68,806
\$100,000 Average HH Income & Above	45.9%	35.3%	34.4%
2024 Average Home Value	\$538,279	\$405,981	\$379,041
Daytime Population	60,114	288,390	455,702
2024 Median Age	32.4	33.6	34.7

4,140 SF AVAILABLE



2932 W MARSHALL ST



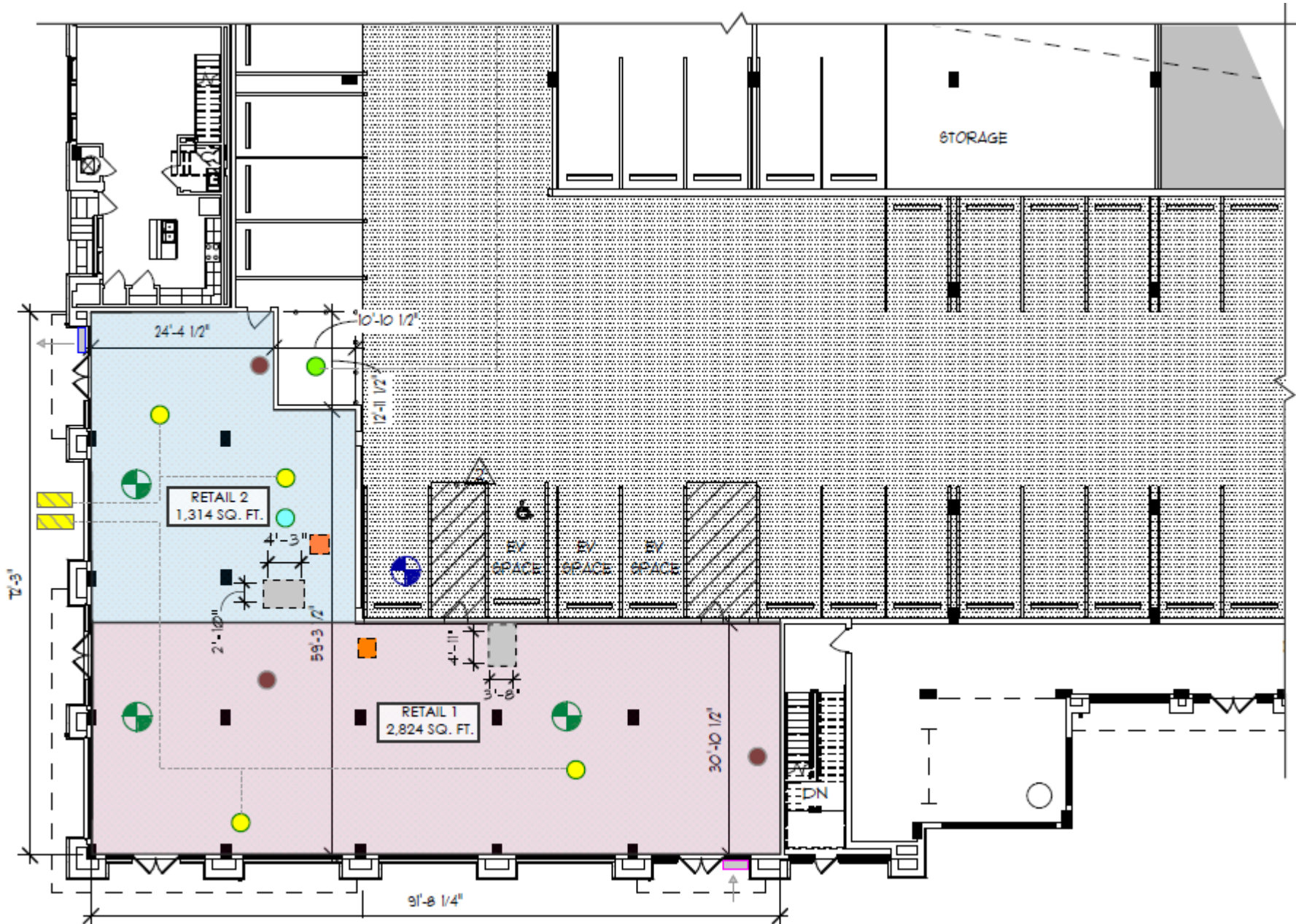
4,140 SF AVAILABLE



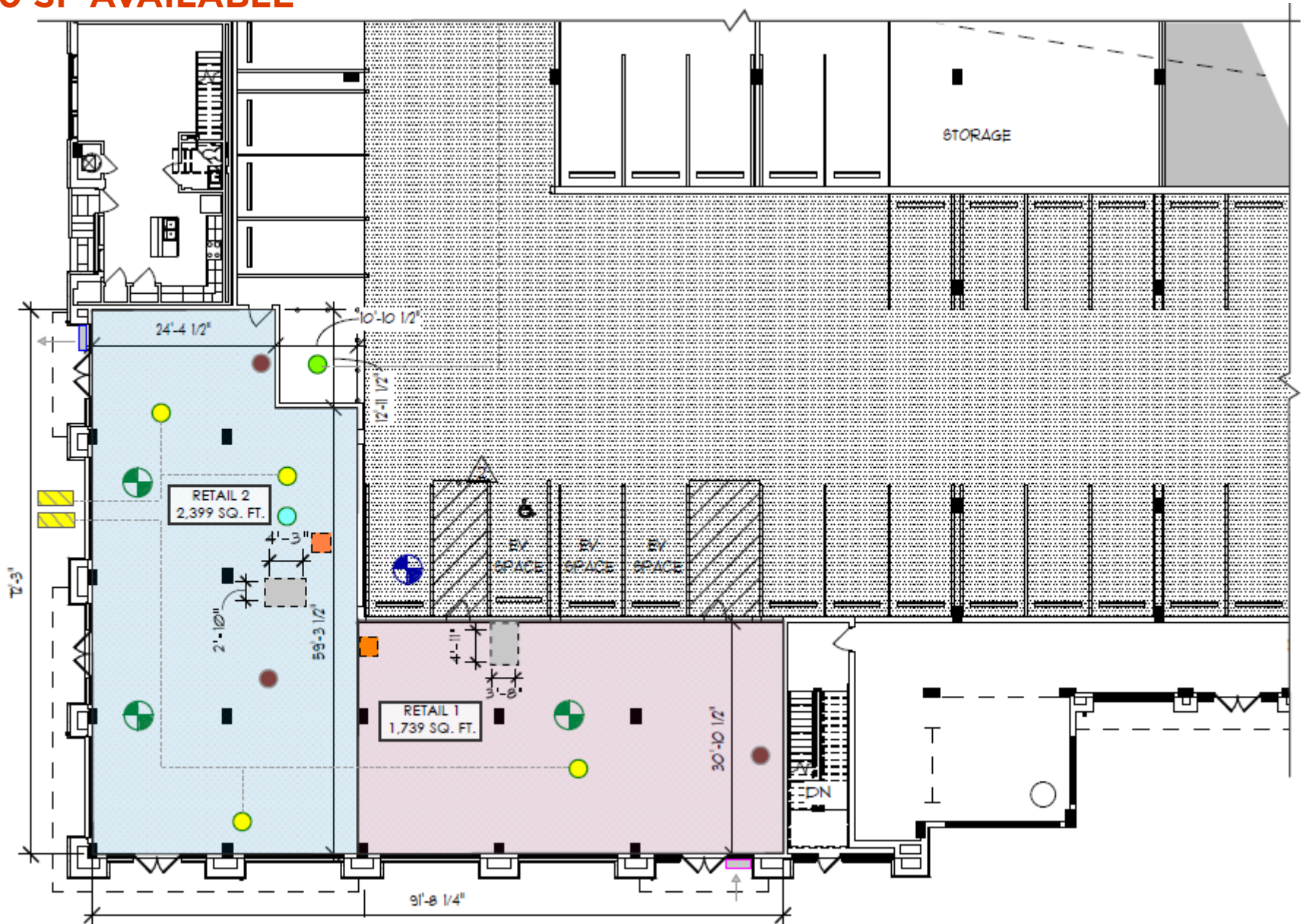
2932 W MARSHALL ST



4,140 SF AVAILABLE



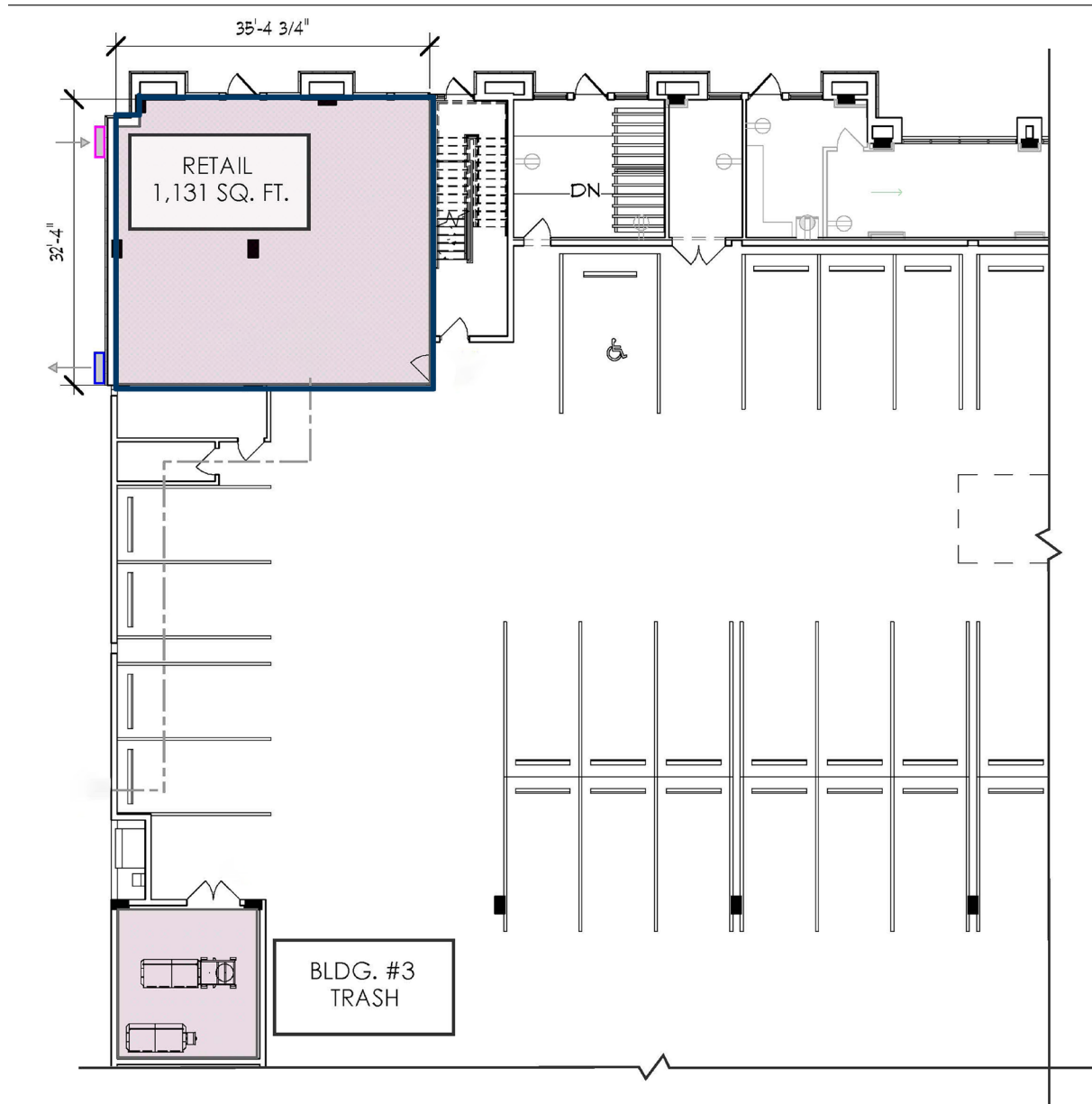
4,140 SF AVAILABLE



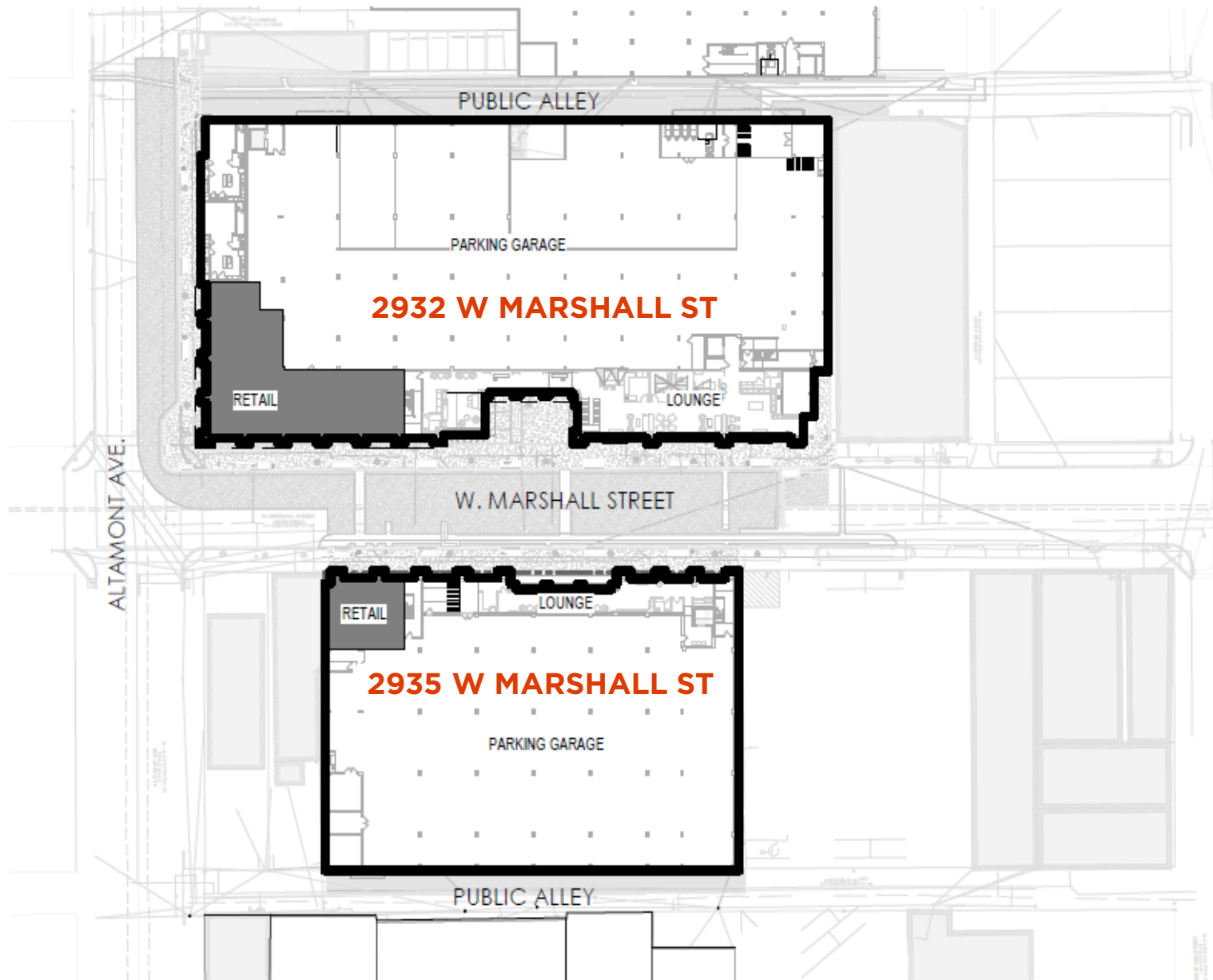
2935 W MARSHALL ST



1,131 SF AVAILABLE



APARTMENT SITE PLAN



MARKET OVERVIEW



RICHMOND, VIRGINIA

Home to the third largest MSA in Virginia and the 46th largest in the US, the city of Richmond and its surrounding counties form a metropolitan area of over 1.3 million people. Thanks in large part to an active business climate, Richmond's economy is primarily driven by law, finance and government with both federal and state agencies as well as notable legal and banking firms and has been recognized by Forbes as the best places for business and careers and named one of the "10 cities to watch in 2020" by Worth Magazine. Home to Eleven Fortune 1000 companies including CarMax, Dominion Energy, Owens & Minor, Markel and ASGN.

We have nearly 30 nearby colleges, universities and professional schools that draw many students to the area, The University of Richmond campus has 4,000 students, Virginia Commonwealth University has over 31,000 students and Virginia Union University with 1,700 students rounds out the top three. Many students remain in the Richmond area after graduating, contributing to the impressive 44.6% college educated level in the area.

With its proximity to the mountains, oceans and Washington DC, the area draws many tourists. Visitors come for the museums, festivals, sporting events Including our class 4 rapids along the James River.

CITY	TIME
Richmond, VA (CBD)	10 minutes
Charlottesville, Virginia	50 minutes
Virginia Beach, Virginia	1 hour, 50 minutes
Washington, D.C.	2 hours
Lynchburg, Virginia	2 hours
Raleigh, North Carolina	2 hours, 45 minutes
Roanoke, Virginia	2 hours, 30 minutes
Charlotte, North Carolina	4 hours, 20 minutes



NO. 1
TOP STATE FOR BUSINESS
- CNBC, 2019



NO. 2
TOP 50 "BEST PLACE TO LIVE"
- Livability.com, 2019



NO. 3
TOP 50 BEST PLACE IN AMERICA TO START A BUSINESS
- INC.



NO. 4
TRENDIEST U.S. CITIES THAT YOU CAN STILL AFFORD TO LIVE IN
- Realtor.com



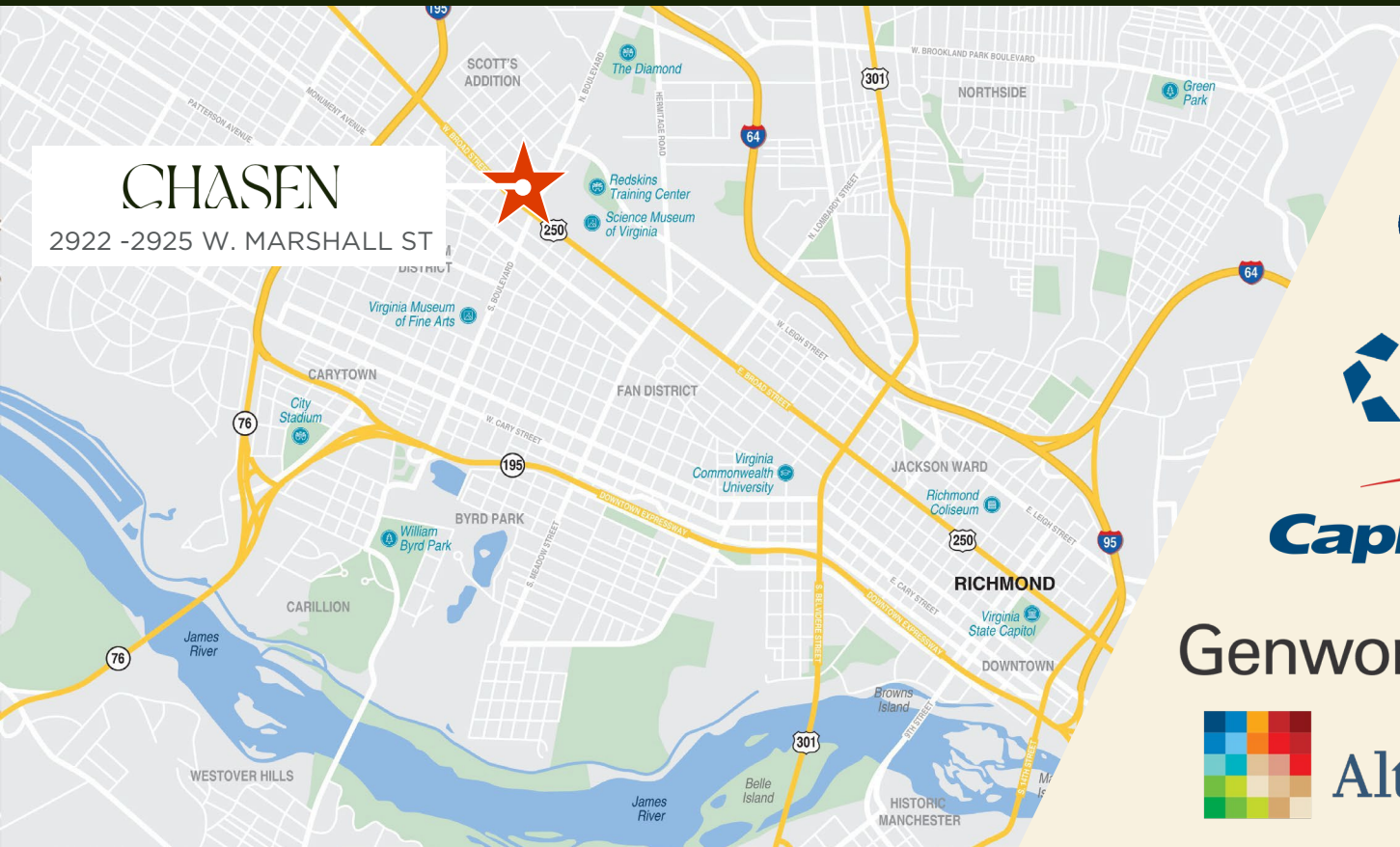
NO. 5
BEST CITY FOR GLOBAL TRADE IN THE UNITED STATES
- Global Trade Magazine

WHY RICHMOND



CHASEN

2922 -2925 W. MARSHALL ST



MAJOR EMPLOYERS

CARmax



Genworth



11 Fortune 1000 companies



Cost of living **>4%** below of national average



#2 City millennials are moving to



Home to **300** international businesses



One of "**Top 10** Cities to Watch"



Named a "**Top Destination**" for food travel



\$113,328 1-mile household income



State **Capital** and Federal **Reserve** City

SCOTTS ADDITION ESTABLISHMENTS



RESTAURANTS / BREWERIES



TAZZA
KITCHEN



BLANCHARD'S
COFFEE ROASTING CO.



ARDENT



VÄSEN
BREWING COMPANY



STARR HILL
DOWNTOWN

LILLIAN



LOST LETTER

Three Notch'd
BREWING COMPANY



fighting fish



kismet
modern Indian

BRENNERPASS

LUNCH. SUPPER!
It doesn't matter when you get here. It's always the best meal of the day.

Peter Chang

ARTS / ENTERTAINMENT



VMFA
VIRGINIA MUSEUM OF FINE ARTS



BOW-TIE
CINEMAS



SLINGSHOT
— SOCIAL GAME CLUB —

NEIGHBORHOOD AMENITIES



PROPERTY AERIAL



DIAMOND DISTRICT
REDEVELOPMENT
2,500 +/- RESIDENTIAL UNITS
500,000 - 1M SF OFFICE SPACE

CHASEN

28,000 VPD

20 CHASEN 25

SCOTT'S ADDITION



REILLY MARCHANT
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ANNIE O'CONNOR
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