

RETAIL FOR LEASE

CHASEN

2922-2925 W. MARSHALL STREET | RICHMOND, VA



**1,100-4,140 SF
AVAILABLE**

**1,130 SF
AVAILABLE**

NEW CONSTRUCTION – NOW OPEN!

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)

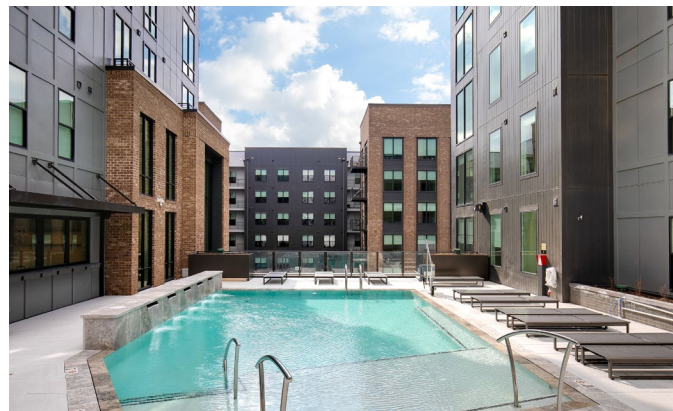
JOIN NEARBY RETAILERS:



The Brooklyn



LUXURY APARTMENTS:



DEMOGRAPHICS



72.8%

1 MILE EDUCATION BACHELOR & ABOVE



444,559

15 MIN DAYTIME POPULATION



285,855

12 MINUTE POPULATION



\$578,198

1 MILE MEDIAN HOME VALUE



\$135,787

1 MILE AVERAGE HOUSEHOLD INCOME



32.7

1 MILE MEDIAN AGE

RADIUS

	1 Mile	3 Mile	5 Mile
Population	22,250	121,842	273,795
2028 Projected Population	25,661	127,207	280,846
Households	13,668	58,170	126,891
Education Bachelors & Above	71.6%	59.2%	47.7%
Average Household Income	\$135,787	\$120,047	\$106,526
Median Household Income	\$93,735	\$77,427	\$71,944
\$100,000 Average HH Income & Above	47.7%	40.2%	35.4%
Median Home Value	\$578,198	\$467,599	\$402,539
Daytime Population	27,841	209,084	359,786
Median Age	32.7	32.8	34.6

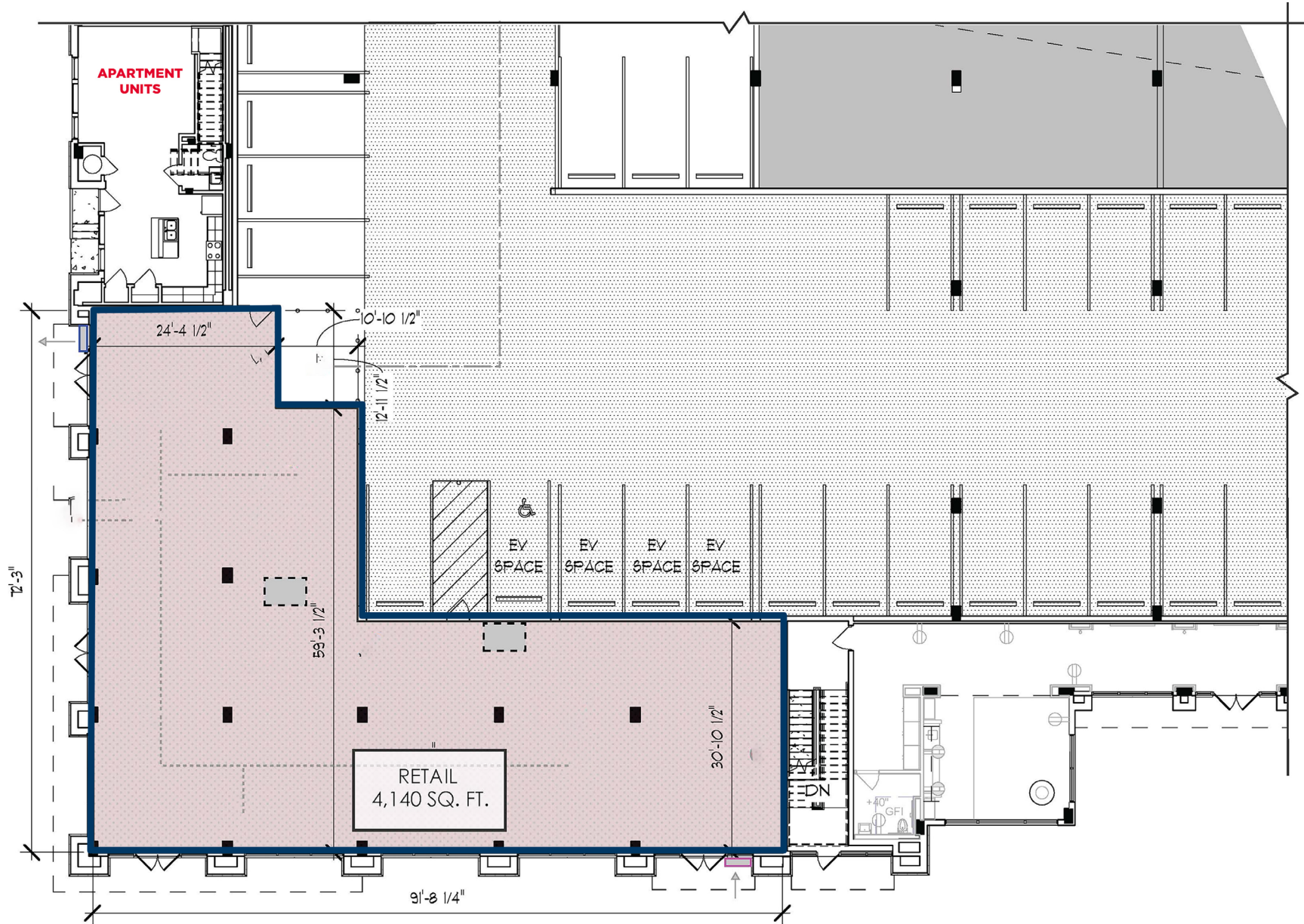
DRIVE-TIME

	7 Minute	12 Minute	15 Minute
Population	47,680	190,435	328,976
2028 Projected Population	52,125	197,626	339,156
Households	24,778	92,484	150,753
Education Bachelors & Above	70%	53.8%	47.8%
Average Household Income	\$136,216	\$110,725	\$106,157
Median Household Income	\$93,037	\$74,586	\$73,662
\$100,000 Average HH Income & Above	47.6%	37.4%	36%
Median Home Value	\$555,339	\$426,898	\$392,883
Daytime Population	59,554	285,855	444,559
Median Age	32.1	35.1	36.6

2932 W MARSHALL ST



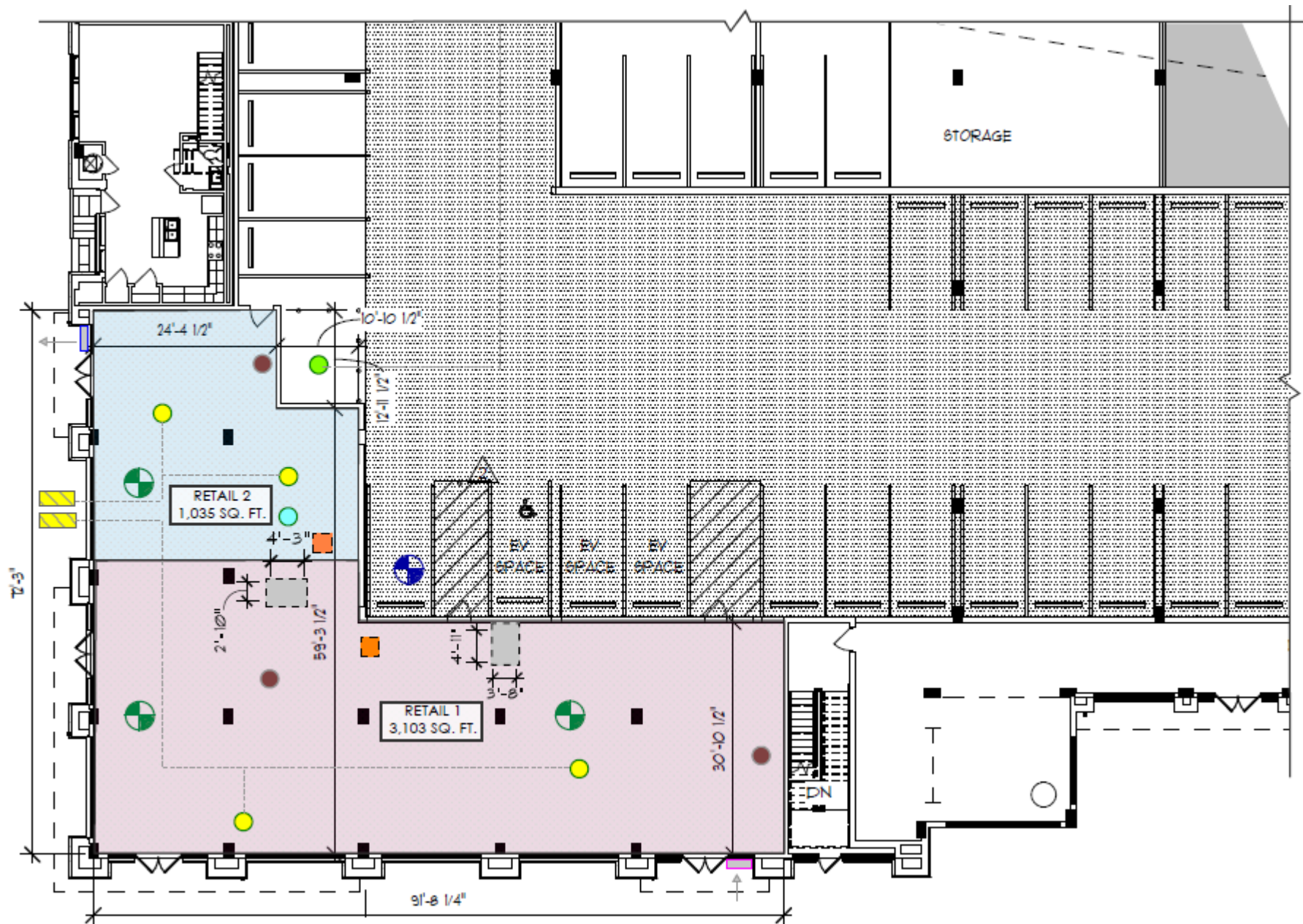
4,140 SF AVAILABLE



2932 W MARSHALL ST



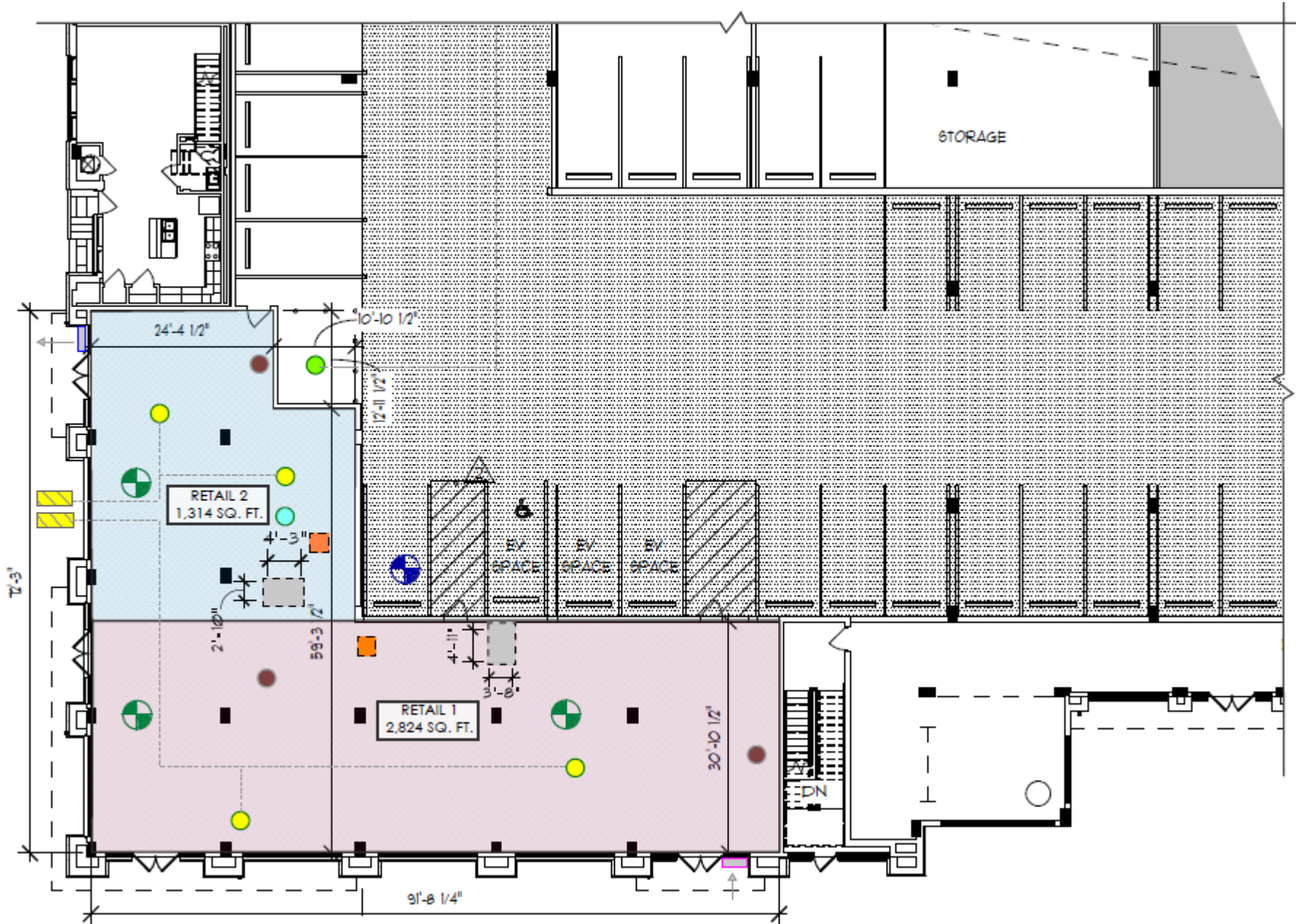
4,140 SF AVAILABLE



2932 W MARSHALL ST

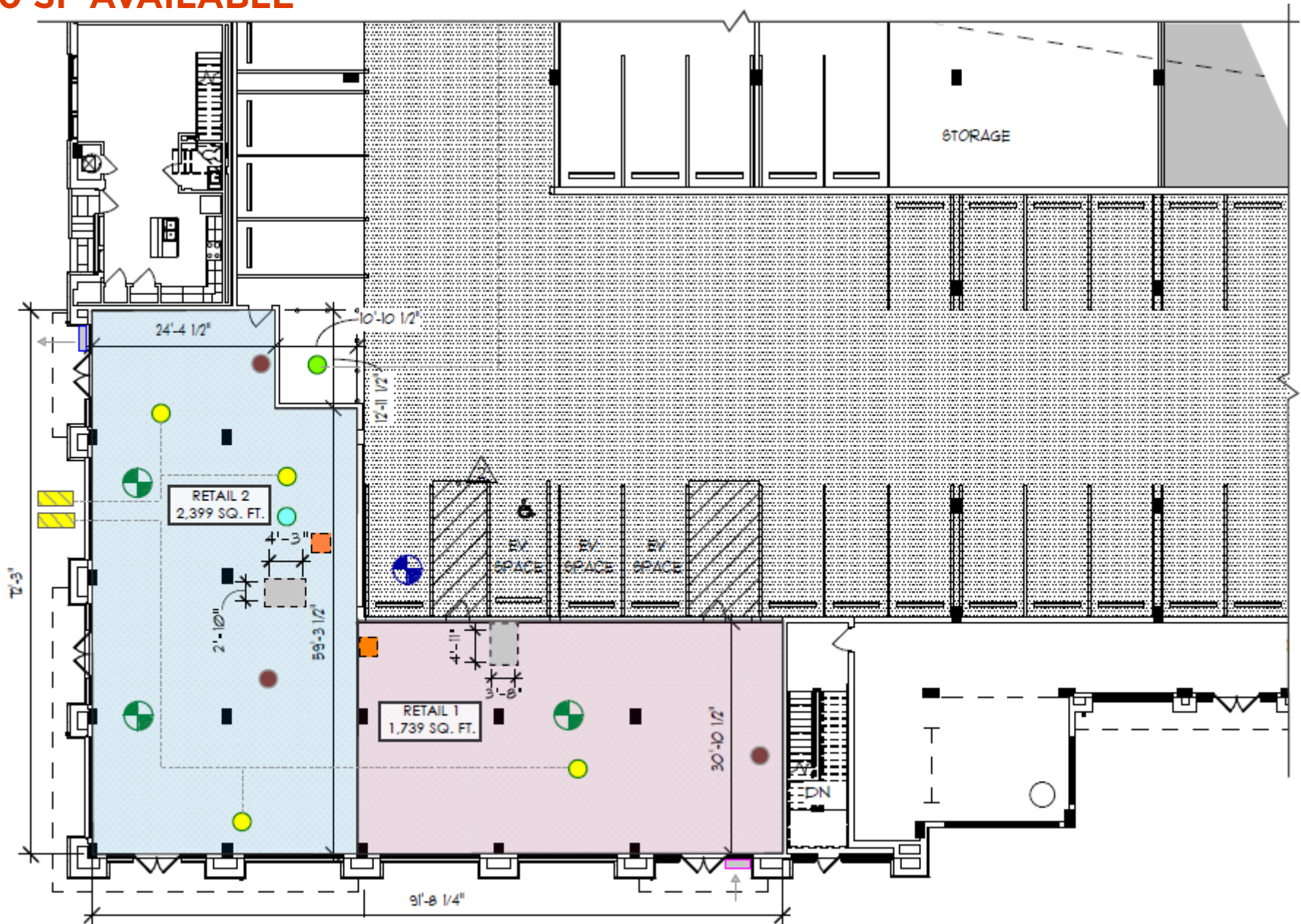


4,140 SF AVAILABLE





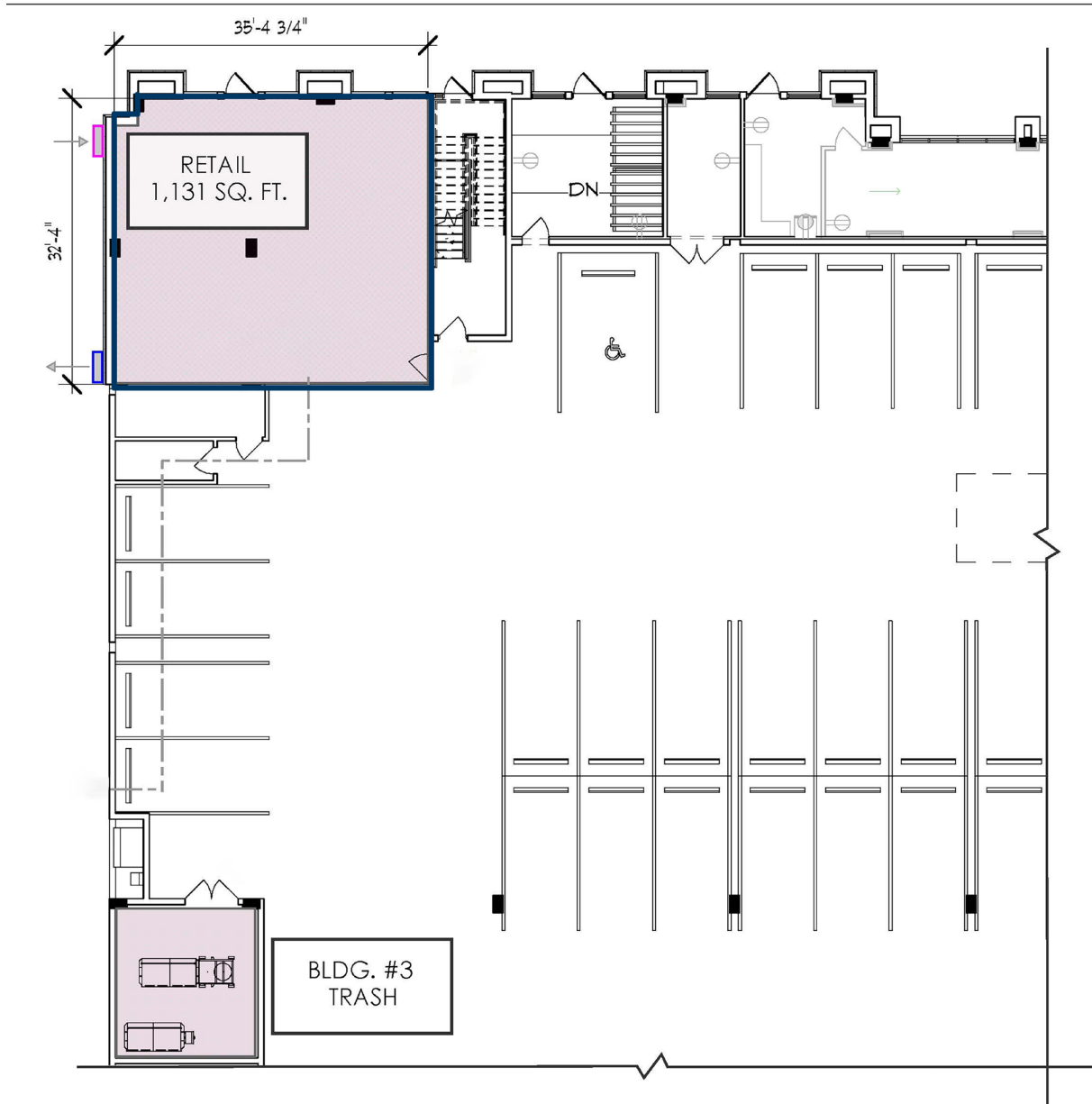
4,140 SF AVAILABLE



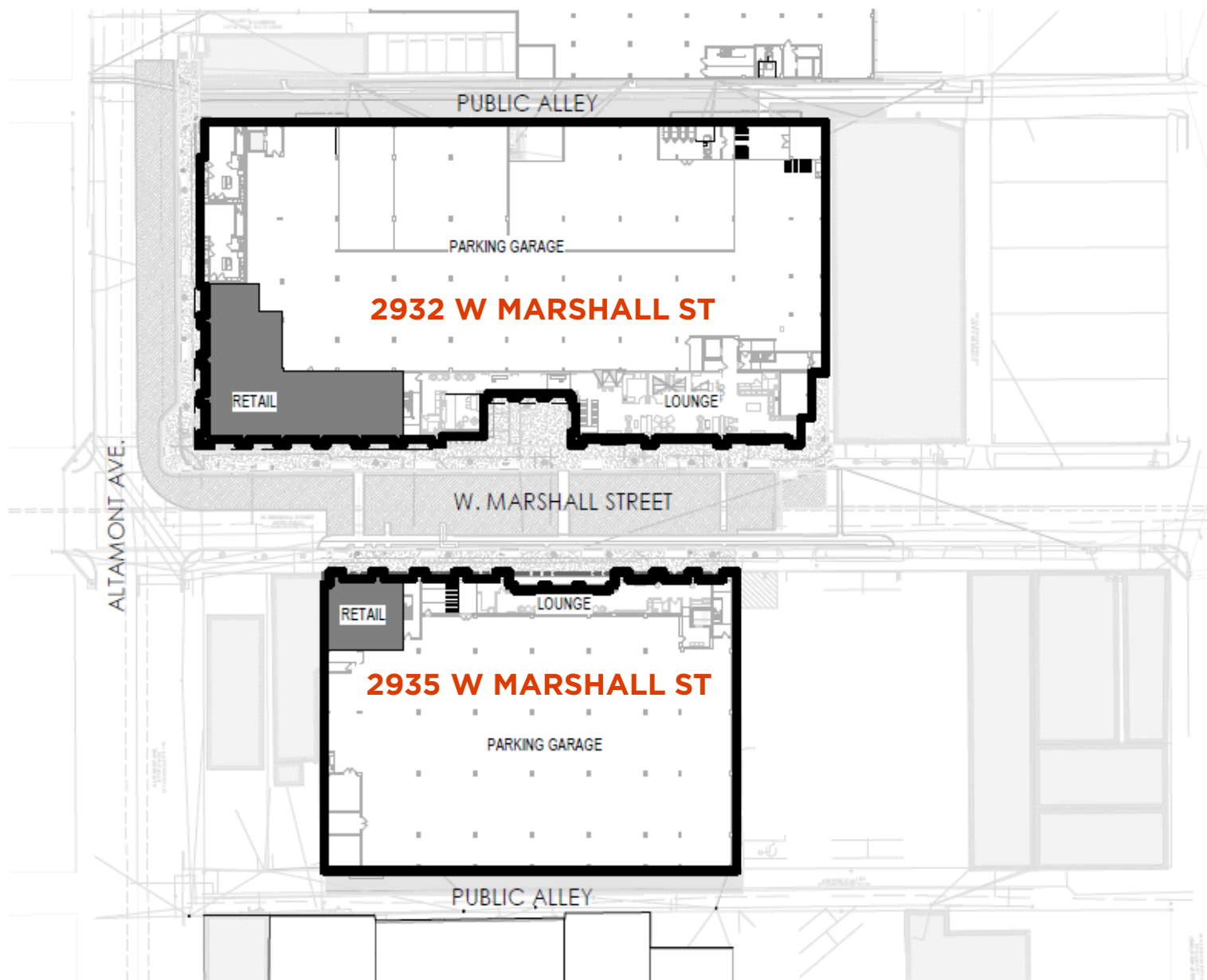
2935 W MARSHALL ST



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



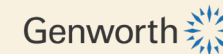
MAJOR EMPLOYERS



MARKEL



Altria



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"



"**Top Destination**" for food travel



\$135,787 1-mile household income



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

SCOTTS ADDITION ESTABLISHMENTS



RESTAURANTS / BREWERIES



TAZZA
KITCHEN



BLANCHARD'S
COFFEE ROASTING CO.



STARR HILL
DOWNTOWN

LILLIAN

LOST LETTER



Three Notch'd
BREWING COMPANY



VÄSEN
BREWING COMPANY



BRENNERPASS

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



kismet
modern Indian

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



CHASEN

28,000 VPD



20

CHASEN

25

SCOTT'S ADDITION

REILLY MARCHANT
First Vice President
804 697 3478
reilly.marchant@thalhimer.com

ANNIE O'CONNOR
First Vice President
804 697 3451
annie.oconnor@thalhimer.com



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.