

FOR SALE

**4509 W. BROAD STREET**

RICHMOND, VA 23230



CUSHMAN &  
WAKEFIELD

**THALHIMER**

**3,663 SF**

FREE STANDING BUILDING WITH PARKING

CLOSE PROXIMITY  
TO THRIVING  
WILLOW LAWN AREA

# PROPERTY FEATURES

- Office/Retail opportunity with dedicated off-street parking along W. Broad Street
- Exceptional frontage and high visibility on W. Broad Street
- 3,663 SF freestanding building situated on 0.205 acres with on-site parking
- Zoned TOD-1 with planned Corridor Mixed-Use designation in the Master Plan
- Located within an Enterprise Zone
- Positioned adjacent to the highly successful Willow Lawn and Scott's Addition submarkets
- Seller financing available for qualified purchasers



## JOIN NEARBY RETAILERS



## DEMOGRAPHICS

	5 Minutes	10 Minutes	20 Minutes
Population	27,062	153,223	715,160
No. of Households	14,878	73,898	300,065
Avg. HH Income	\$143,995	\$118,073	\$116,026
Daytime Population	43,056	255,281	808,819

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,271	109,396	269,724
No. of Households	6,353	51,717	124,771
Avg. HH Income	\$153,626	\$130,648	\$111,041
Daytime Population	25,817	150,507	366,684

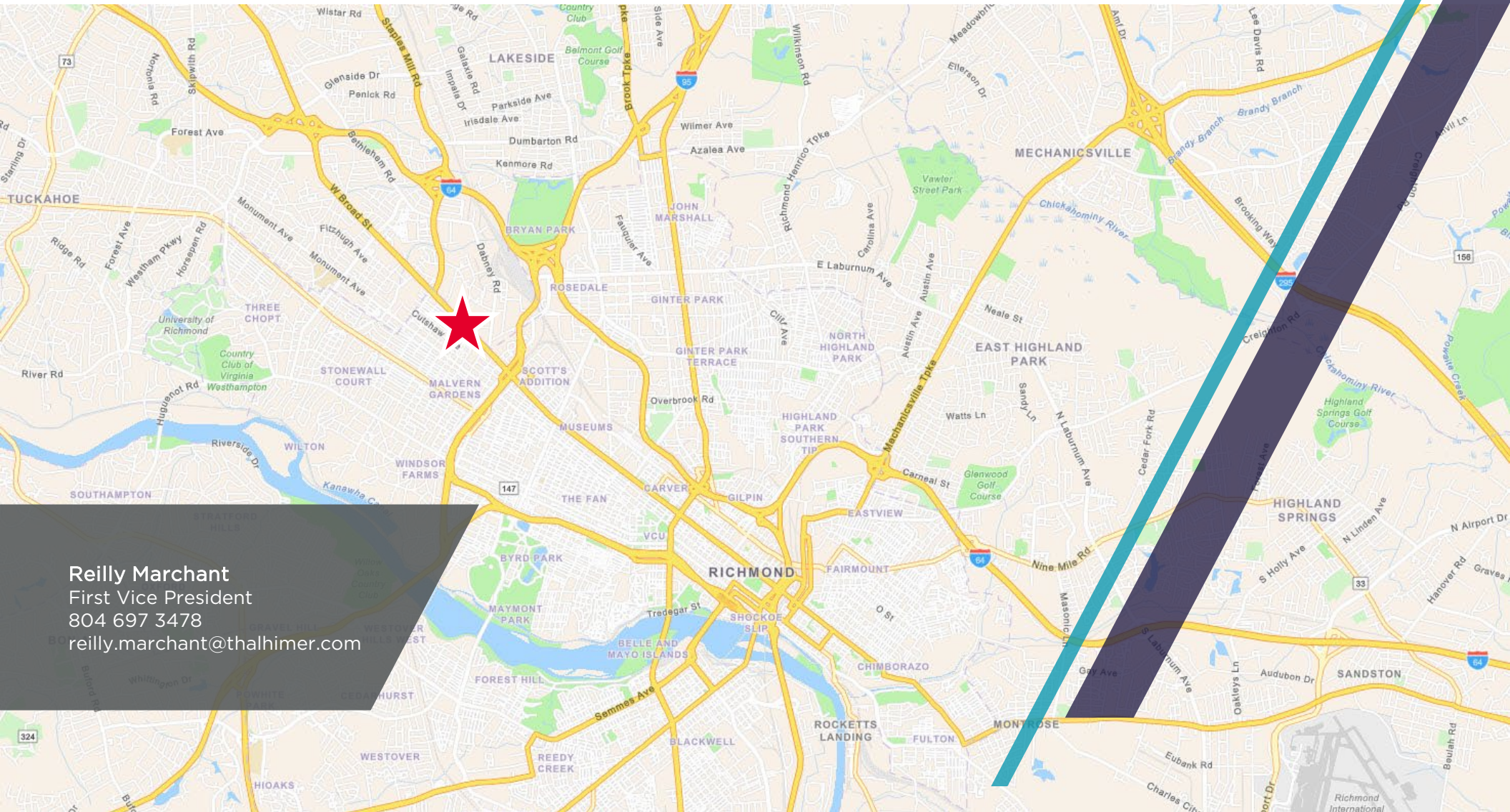
# NEIGHBORHOOD RETAIL AERIAL





# THALHIMER

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