



2900 - 2904 W CLAY STREET

RICHMOND, VA 23230



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PROPERTY OVERVIEW



OFFERING SUMMARY

Lease Rate: Negotiable

Building Size: 7,830 SF

AVAILABLE SPACES

Freestanding Building 2,610 SF

Front Building With 2 Story - Potential Mezzanine 0 SF

Middle Building 0 SF

Rear Building 0 SF

PROPERTY OVERVIEW

This is an Opportunity for a Joint Venture Retail Development of 7,830 SF of newly renovated space in Scott's Addition. The Landlord is seeking an experienced Restaurant operator to create a multi-venue food & beverage destination. Capital will be provided to fully renovate and turn-key the premises. The operator will receive equity in the real estate.

PROPERTY HIGHLIGHTS

- Boulevard visibility
- Completely renovated new space
- Large outdoor courtyard and On-site parking
- Ownership opportunity

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	9,424	48,831	108,418
Total Population:	18,057	108,540	254,175
Average HH Income:	\$71,577	\$66,821	\$60,012

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SITE PLAN



SCOTT'S ADDITION



2019



85,000 VPD



TAZZA KITCHEN



RESERVOIR DISTILLERY

LAMPLIGHTER COFFEE ROASTERS



gelati celesti

BOW-TIE CINEMAS



FAT DRAGON

RIVER CITY Robo



Hardee's



SUBWAY

Peter Chang



THREE NOTCH

MERCHANT'S TIRE & AUTO CENTERS

LUNCH. SUPPER.



LONGOVEN



DON'T LOOK BACK



the PRESERVE AT SCOTT'S ADDITION



35,000 STUDENTS

SITE

6

7

8

9

4

5

3

16

12

11

10

13

14

15

2

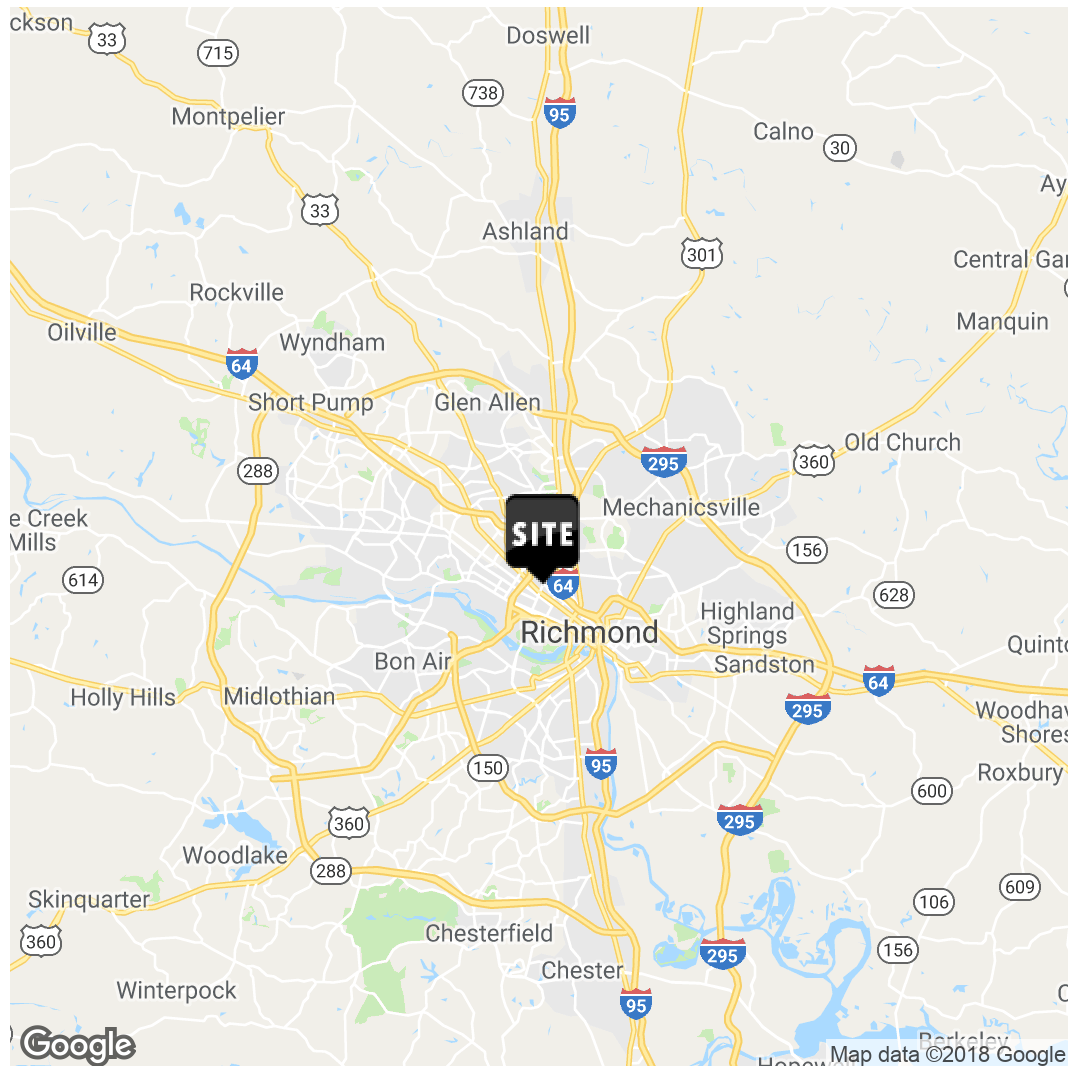
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ADDITIONAL PHOTOS





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