



S.L. NUSBAUM Realty Co.

Since 1906.

PARTNER **XTEAM**
RETAIL ADVISORS

JACKSON WARD DEVELOPMENT

**701 NORTH 1ST STREET
RICHMOND, VA 23219**

**HOT Urban Market
Blocks from VCU
& Broad Street**

**Delivery
1st Quarter
2020**



**Up to 3 Spaces -1,000 – 5,900 SF
Retail or Restaurant Available**

Retail ceiling height is 20 feet to top of joist

- 500+ new construction residential units are coming in 2019-2020 to the neighborhood
- Restaurant space with outdoor patio.
- Mixed use project with 154 apartments
- Blocks from planned Navy Hill redevelopment
- Across from Adarra, formerly Rogue Gentleman

**FOR MORE INFORMATION,
PLEASE CONTACT:**
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No warranty or representation, expressed 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.

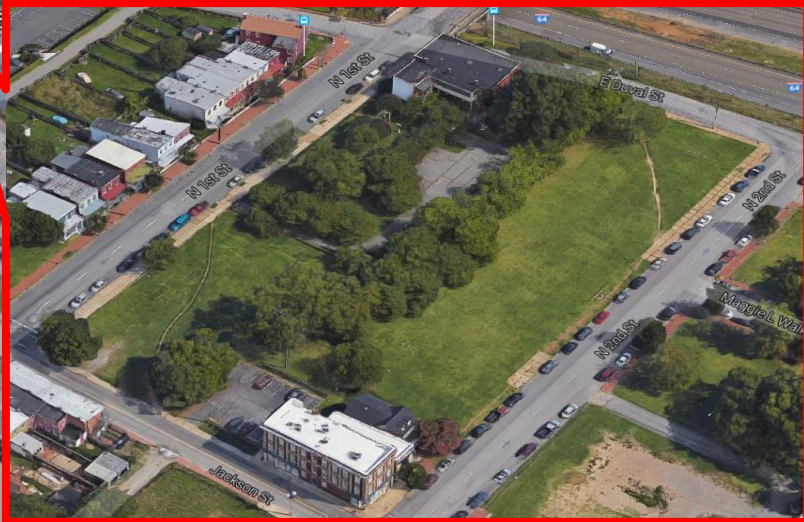
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NOW LEASING



DEMOGRAPHICS (2019 ESRI):

	1 MI	3 MI	5 MI
Population	26,797	136,704	253,530
Daytime Pop.	98,783	208,778	327,261
Average HH Income	\$45,995	\$66,750	\$71,339



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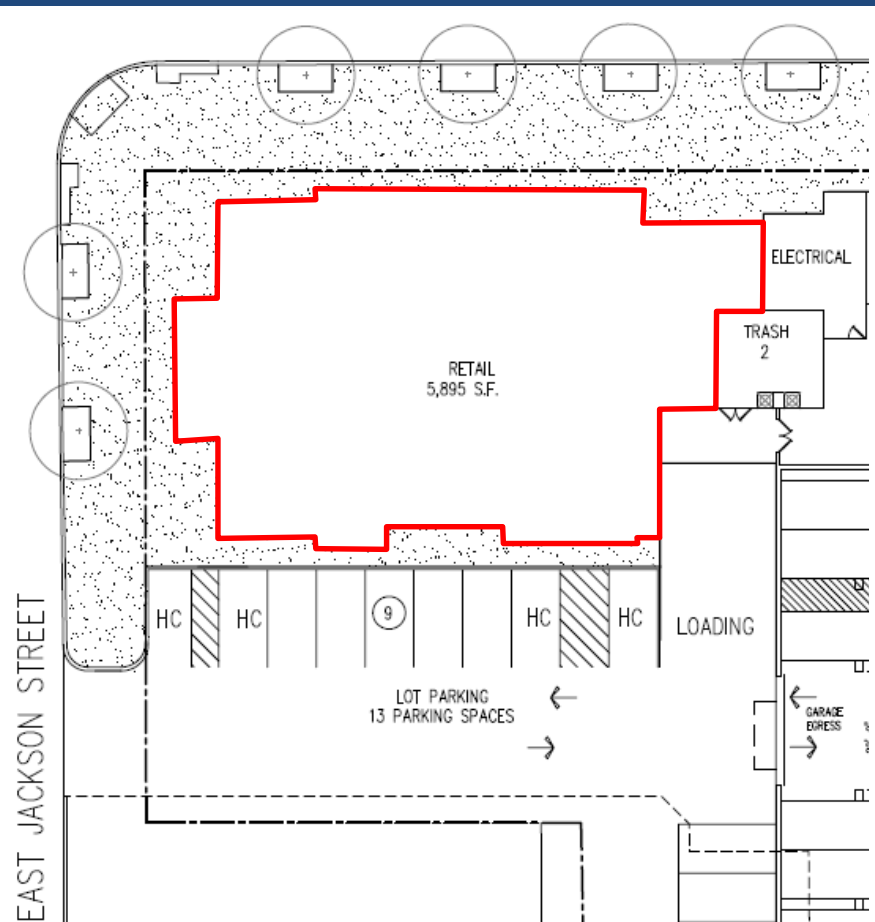
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**JOIN
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LOCAL
CULINARY
HOT
SPOTS!**

**Read more
about the
area in the
full article
from The
Richmond
Times-
Dispatch
[here](#)**



FORK-WORTHY IN JACKSON WARD

The past and present are alive and well in Jackson Ward, and nowhere is that more evident than by what people are eating there these days. New eateries are popping up all the time, making this historic district a lively and diverse destination for food enthusiasts seeking everything from Southern soul food dripping with gravy, and tuna rolls with extra wasabi aioli, to fresh fruit smoothies, homemade biscuits and jam — even smooth, refreshing gelato.

No matter your tastes or your budget, you can likely find it here. Take an expanded tour of Jackson Ward's eateries on Page D2.

— Holly Prestidge

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