

FOR LEASE

 **S.L. NUSBAUM Realty Co.**
Since 1906.



405 E. GRACE STREET

RICHMOND, VA 23219

FOR MORE INFORMATION, PLEASE CONTACT:

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THOMAS LANGSTON
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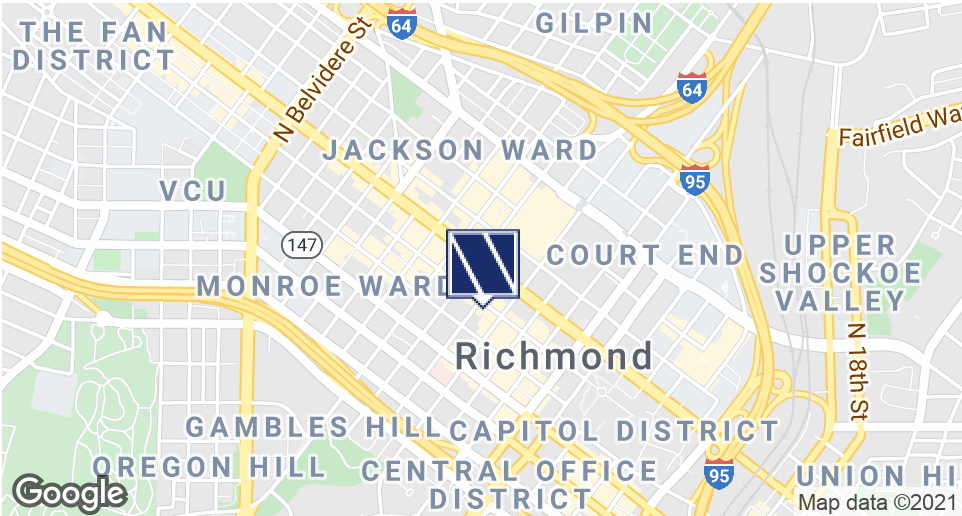
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PROPERTY SUMMARY

405 E. GRACE STREET, RICHMOND, VA 23219



OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	1,886 SF
Basement Storage:	1,798 SF
Zoning:	B-4

PROPERTY OVERVIEW

Creative office or retail space Downtown near Richmond Convention Center and blocks from VCU

PROPERTY HIGHLIGHTS

- Historic construction
- Large storefront windows
- High foot traffic
- 1,798 SF basement storage

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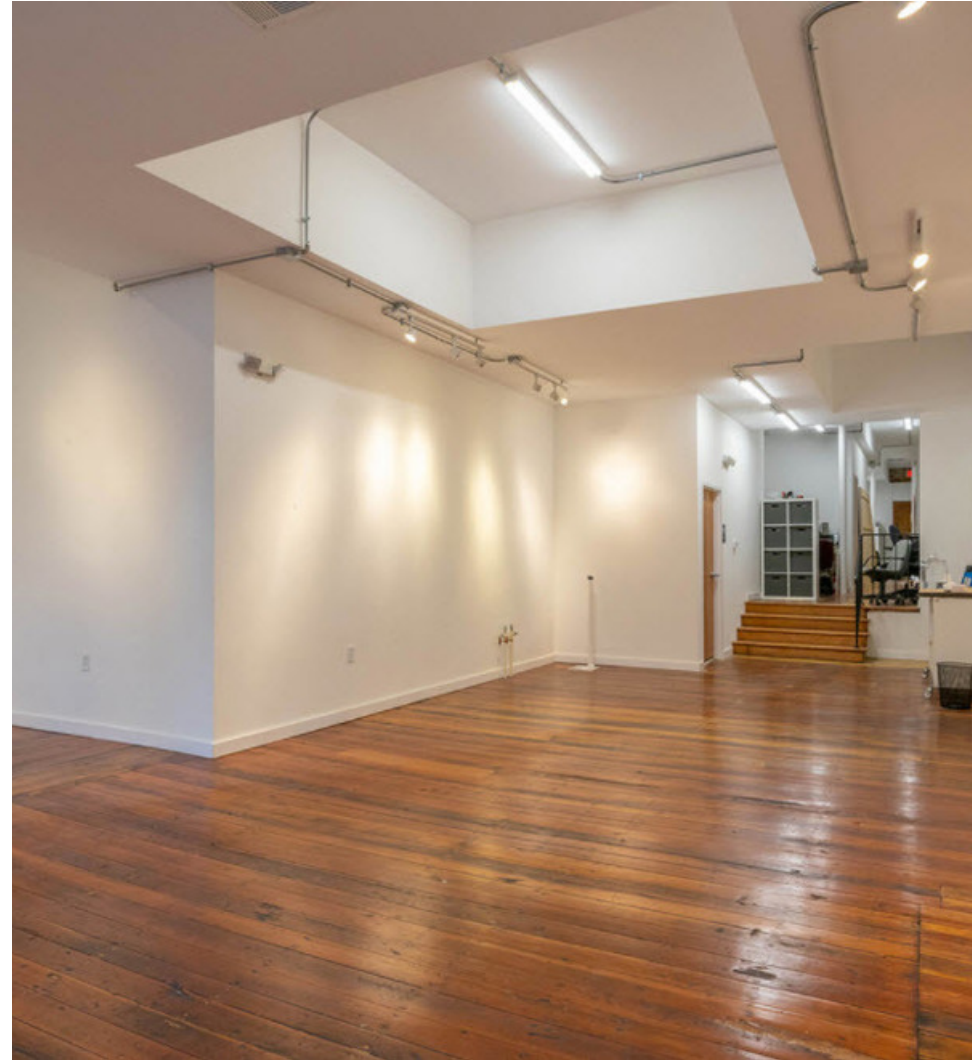
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INTERIOR PHOTOS

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INTERIOR PHOTOS | 3

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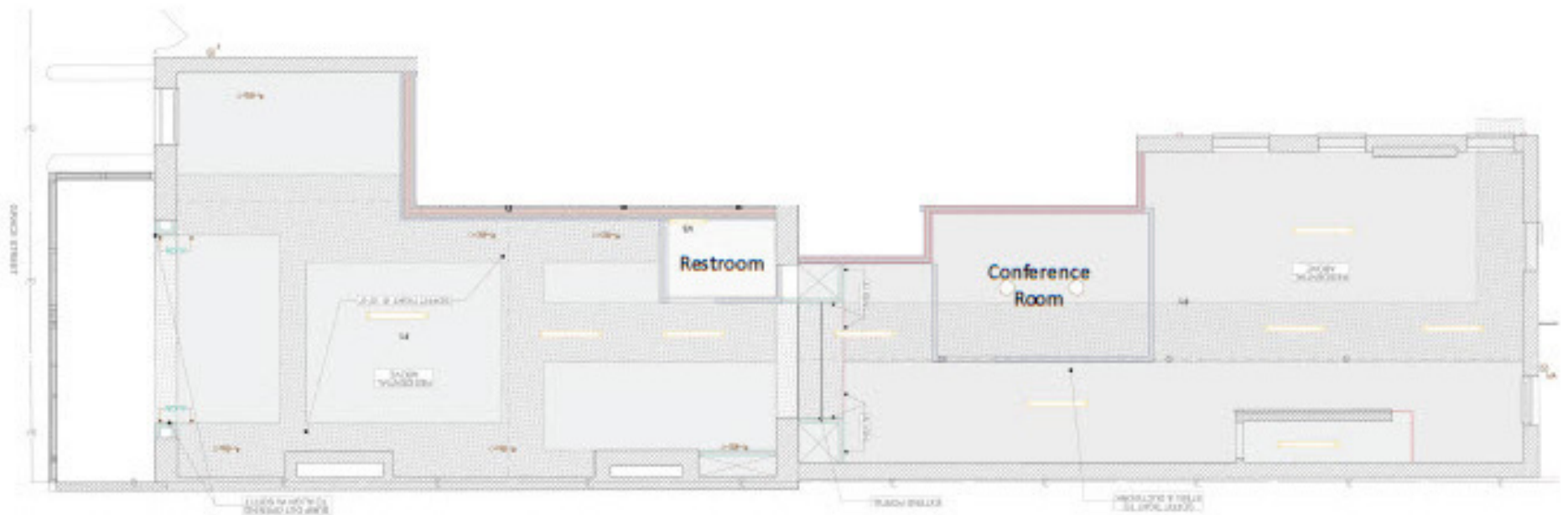
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FLOOR PLAN

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FLOOR PLAN | 4

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AREA DINING & INTEREST

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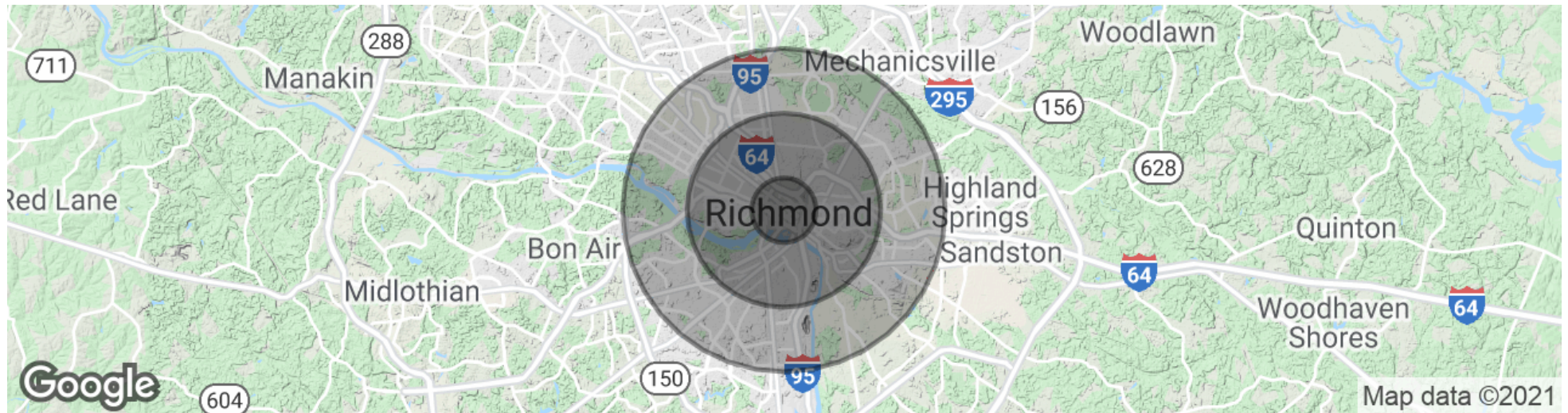
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DEMOGRAPHICS MAP & REPORT



405 E. GRACE STREET, RICHMOND, VA 23219



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,184	78,924	136,329
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,339	34,078	59,295
Average HH Income	\$54,926	\$65,167	\$68,364

** Based on 2020 ESRI data*

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