

# FOR LEASE

 S.L. NUSBAUM Realty Co.  
Since 1906.



## 24 W. BROOKLAND PARK BLVD

RICHMOND, VA 23222

FOR MORE INFORMATION, PLEASE CONTACT:

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SENIOR ASSOCIATE

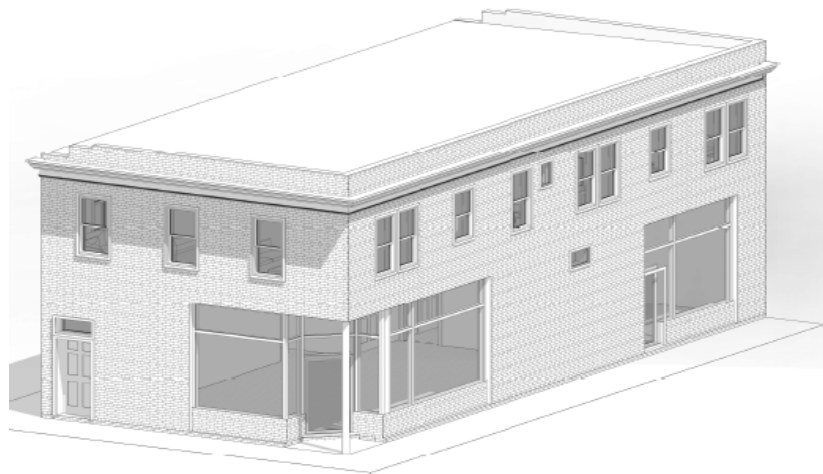
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# PROPERTY SUMMARY

24 W. BROOKLAND PARK BLVD, RICHMOND, VA 23222



## OFFERING SUMMARY

Lease Rate:	\$2,500.00/mo (MG)
First Floor:	1,380 SF
Basement:	600 SF
Zoning:	Urban Business Overlay District

[Brookland Park Redevelopment - Click Here](#)

[Brookland Park Theatre - Click Here](#)

## PROPERTY OVERVIEW

Welcome to Richmond's streetcar suburb - a walkable neighborhood with shops, restaurants, parks, and beautiful homes. These buildings were developed from 1910-1935 around Richmond's innovative streetcar system. Join successful new Brookland Park businesses including Smoky Mug, Ruby Scoops, BOHO Fit, Fuzzy Cactus, Ms. Bee's Juice Bar and many others in Richmond's hottest new market!

## PROPERTY HIGHLIGHTS

- April 2021 Delivery - Full historical renovations underway
- Excellent growth in Richmond's Northside
- Two brand new apartments upstairs
- Bring your bike! Blocks from The Cannon Creek Greenway connecting the neighborhood to The Capital Trail between Richmond and Williamsburg

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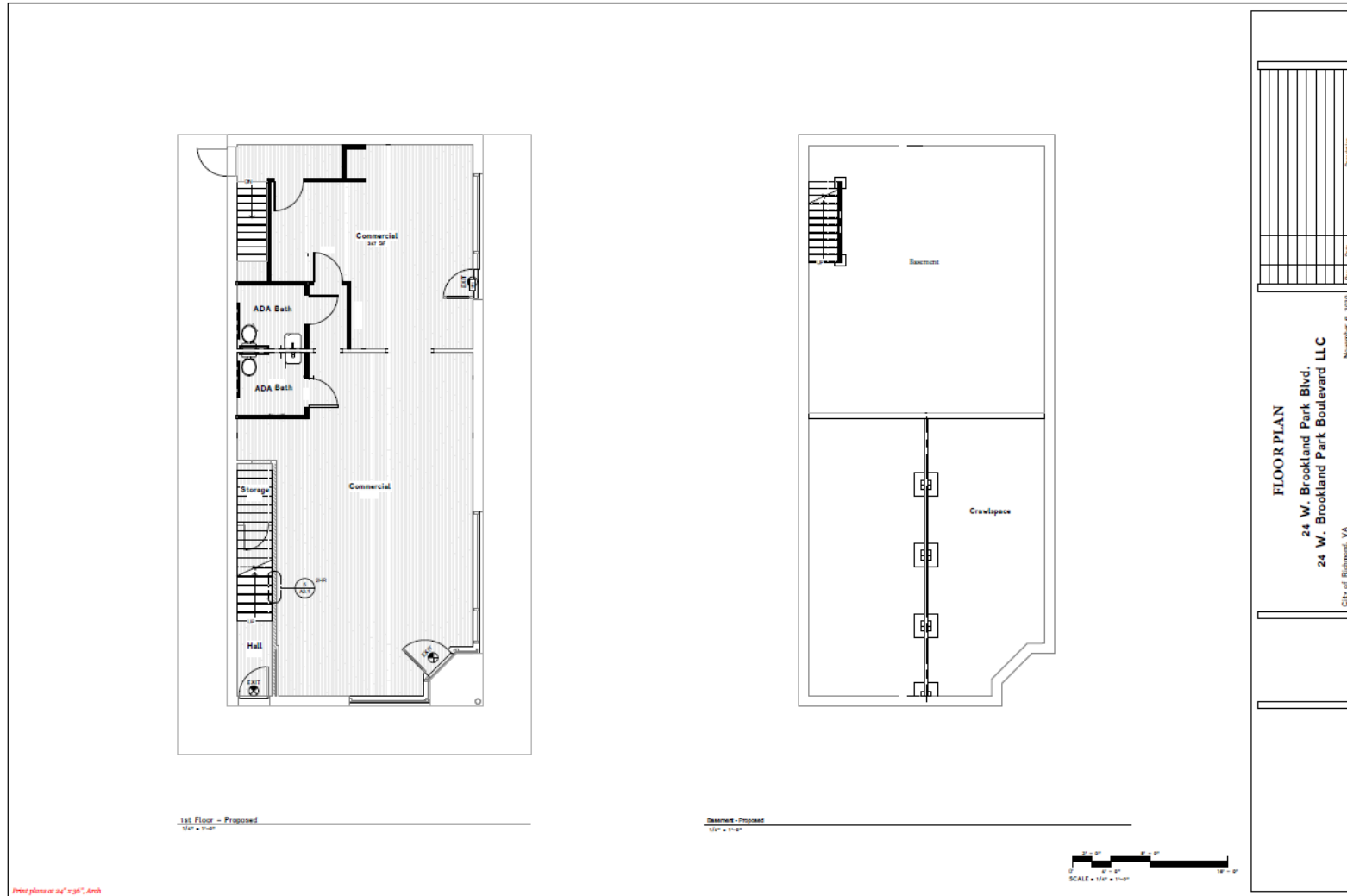
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# FLOOR PLANS

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# AREA RETAIL & DINING

24 W. BROOKLAND PARK BLVD, RICHMOND, VA 23222



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# AREA BEFORE/AFTER

24 W. BROOKLAND PARK BLVD, RICHMOND, VA 23222



120 W. Brookland Park Blvd. - Before



120 W. Brookland Park Blvd. - After

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**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS

# AREA BEFORE/AFTER

24 W. BROOKLAND PARK BLVD, RICHMOND, VA 23222



221 W. Brookland Park Blvd. - Before



221 W. Brookland Park Blvd. - After

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AREA BEFORE/AFTER | 6

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# AREA INTEREST

24 W. BROOKLAND PARK BLVD, RICHMOND, VA 23222



"I CAN" mural by Artist, Auz Miles



Brookland Park Market - Exterior



Brookland Park Market - Interior

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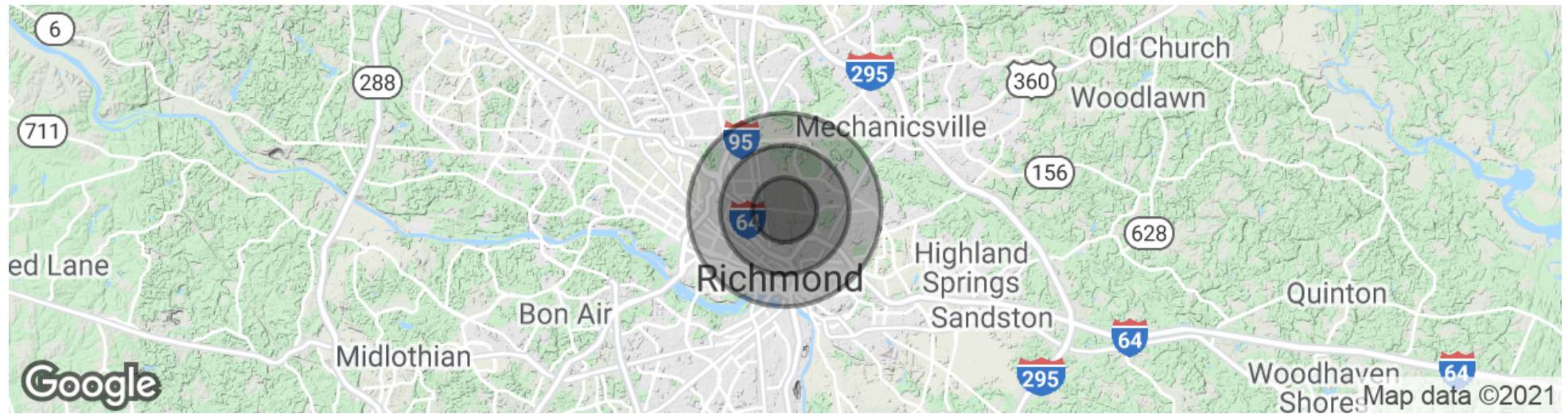
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# DEMOGRAPHICS MAP & REPORT



24 W. BROOKLAND PARK BLVD, RICHMOND, VA 23222



POPULATION	1 MILE	2 MILES	3 MILES
Total Population 2021	18,064	62,335	130,671
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,034	24,465	57,523
Average HH Income	\$62,617	\$60,158	\$68,932

\* Based on 2021 ESRI data

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DEMOGRAPHICS MAP & REPORT | 8

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