FOR LEASE

S.L. NUSBAUM Realty Co.
Since 1906.

JACKSON WARD

701 NORTH 1ST STREET
RICHMOND, VA 23219

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PROPERTY SUMMARY

701 NORTH 1ST STREET, RICHMOND, VA 23219

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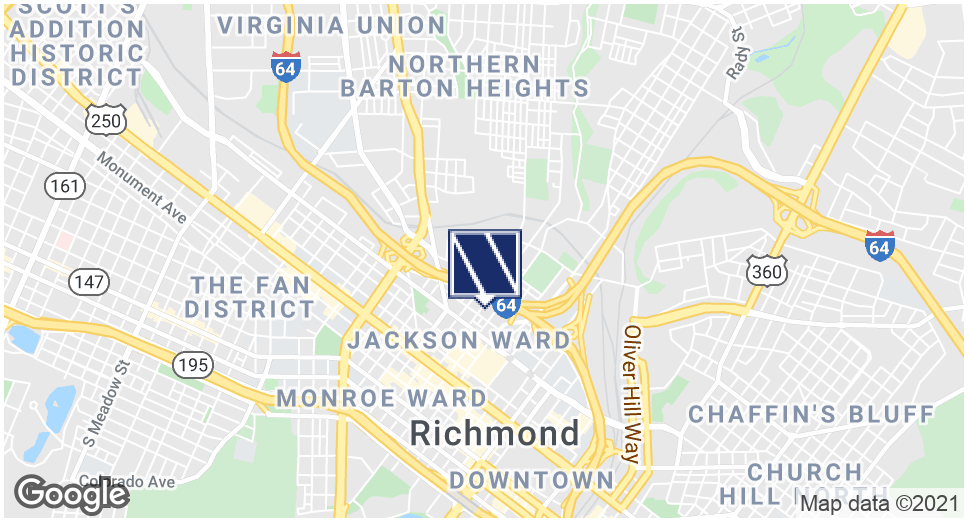

OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,410 SF
Available SF:	1,310 - 5,410 SF

PROPERTY OVERVIEW

Restaurant or retail space in one of Richmond's hottest neighborhoods with 154 new apartments!

PROPERTY HIGHLIGHTS

- Retail or restaurant space with outdoor patio and off-street parking
- 500+ new construction residential units planned in the area through 2020
- Mixed use project with 154 apartments
- Blocks from VCU and MCV
- Across from Adarra, formerly Rogue Gentleman

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ADDITIONAL PHOTOS

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SITE PLAN

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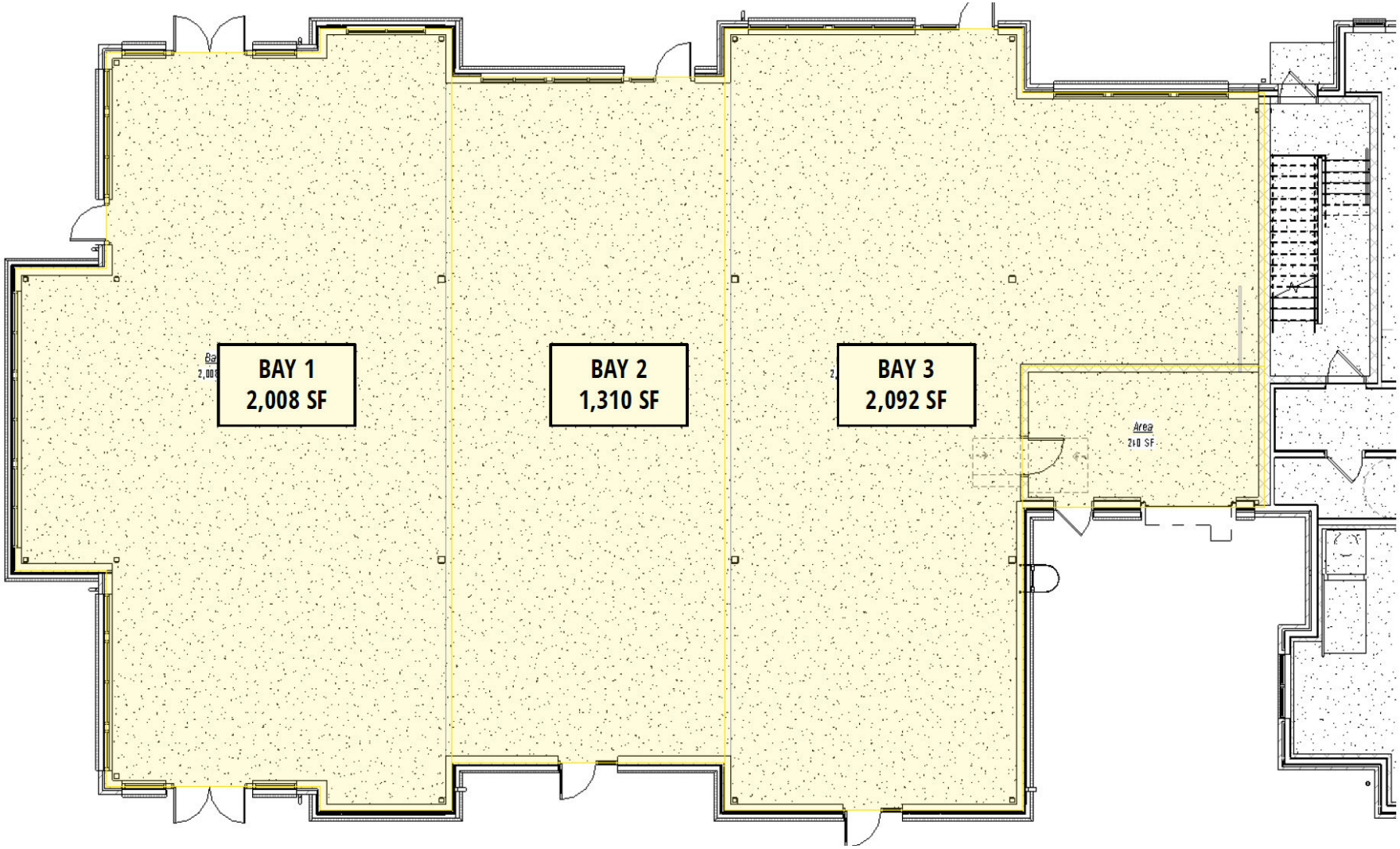

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LOCATION MAP & DINING

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RICHMOND 300 PROJECT

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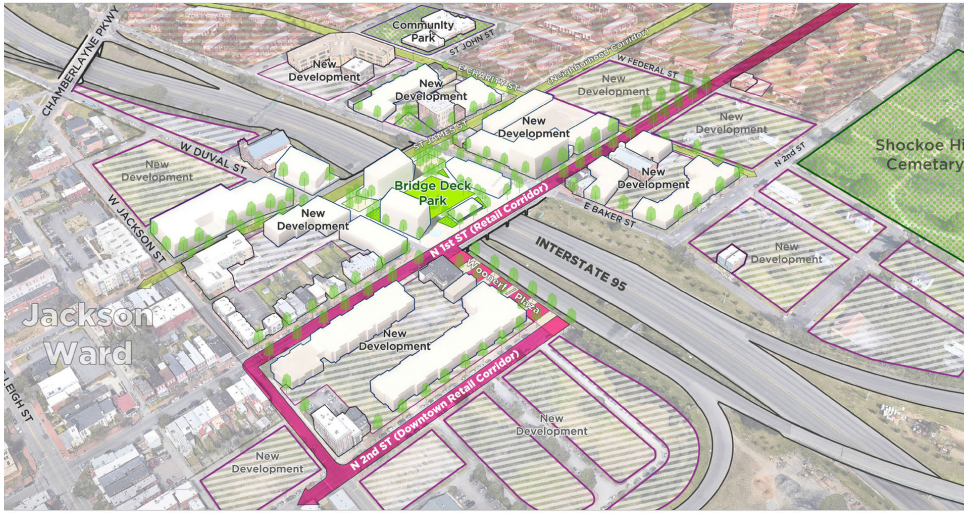
RICHMOND 300
A Guide for Growth

Cap highways to reknit neighborhoods destroyed by interstates, build/improve bridges, introduce street grids and make the city easier to access by foot, bike, and transit.



RICHMOND 300 PROJECT

In the 1950's the Richmond-Petersburg Turnpike (now I-95/I-64) was built through Jackson Ward; thereby cutting the neighborhood in half and destroying over 900 buildings. The main project of the Big Move is to cap the highway and build a park, buildings and roads on top of the highway in an effort to heal the would caused by the highway construction. There are several benefits to this Big Move:

- One Neighborhood: Jackson Ward and North Jackson Ward feel like two entirely different places, but capping the highway will make them feel as one.
- Improve Access: Connections to North Jackson Ward are limited today. It is difficult to get in and out of the area. Adding another street connection over the highway will make it easier to get to North Jackson Ward from Downtown by waking, biking, bus or car.
- Placemaking: A park and buildings on top of the highway have the opportunity for distinctive architecture and public art that shows off Jackson Ward's history and also serves as a gateway to Richmond.

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DEMOGRAPHICS MAP & REPORT

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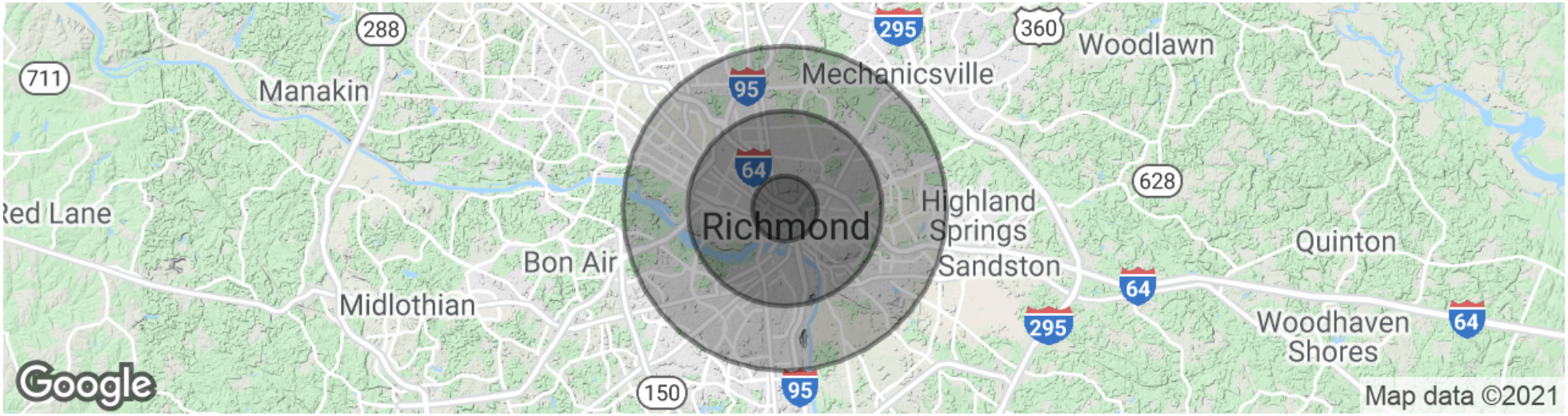

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,797	136,704	253,530

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,764	59,793	109,271
Average HH Income	$45,995	$66,750	$71,329

** Based on 2020 ESRI data*

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