# FOR SALE/LEASE

## 3123 W. Broad Street
## Richmond, VA 23230

COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



## Property Features

- 3,416± SF fully renovated retail/office with rear garage for sale or lease
- Masonry construction with an open layout
- 12′ ceilings
- One 10′ x 16′ rear drive-in door
- Enterprise zone and TOD-1 zoning across from Scotts Addition
- Lease Rate: $28.00/SF, NNN
- Sale Price: $1,500,000

| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|---|---|---|---|
| POPULATION | 119,273 | 275,929 | 705,137 |
| AVERAGE HH INCOME | $123,386 | $109,490 | $119,708 |
| TOTAL EMPLOYEES | 111,231 | 194,729 | 390,607 |

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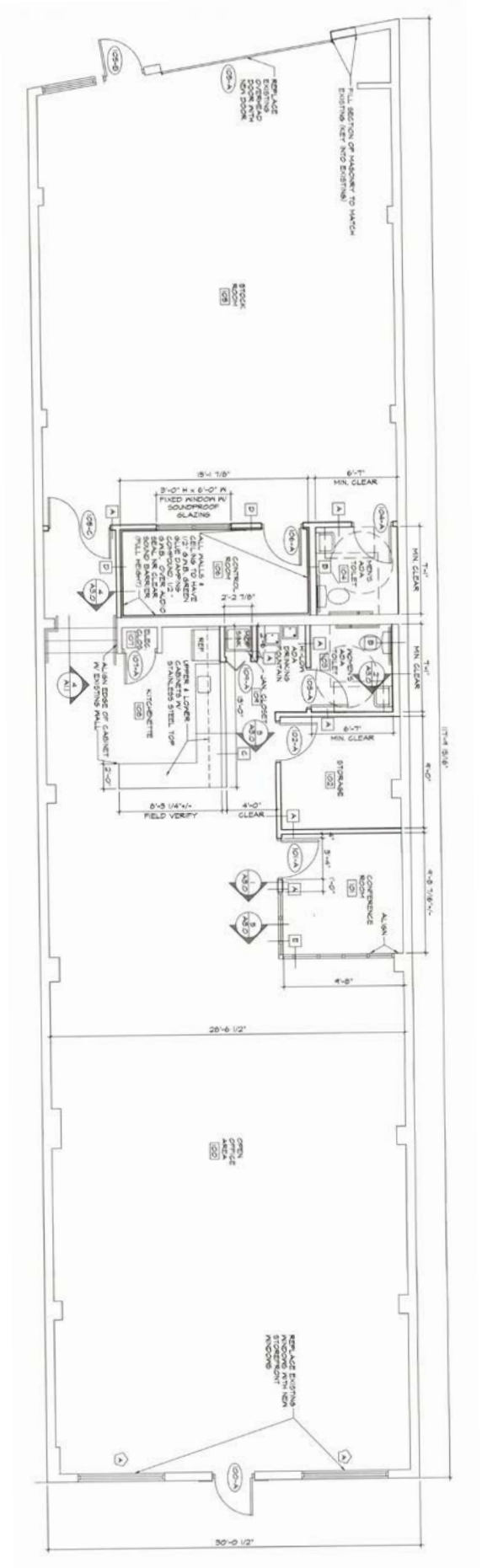


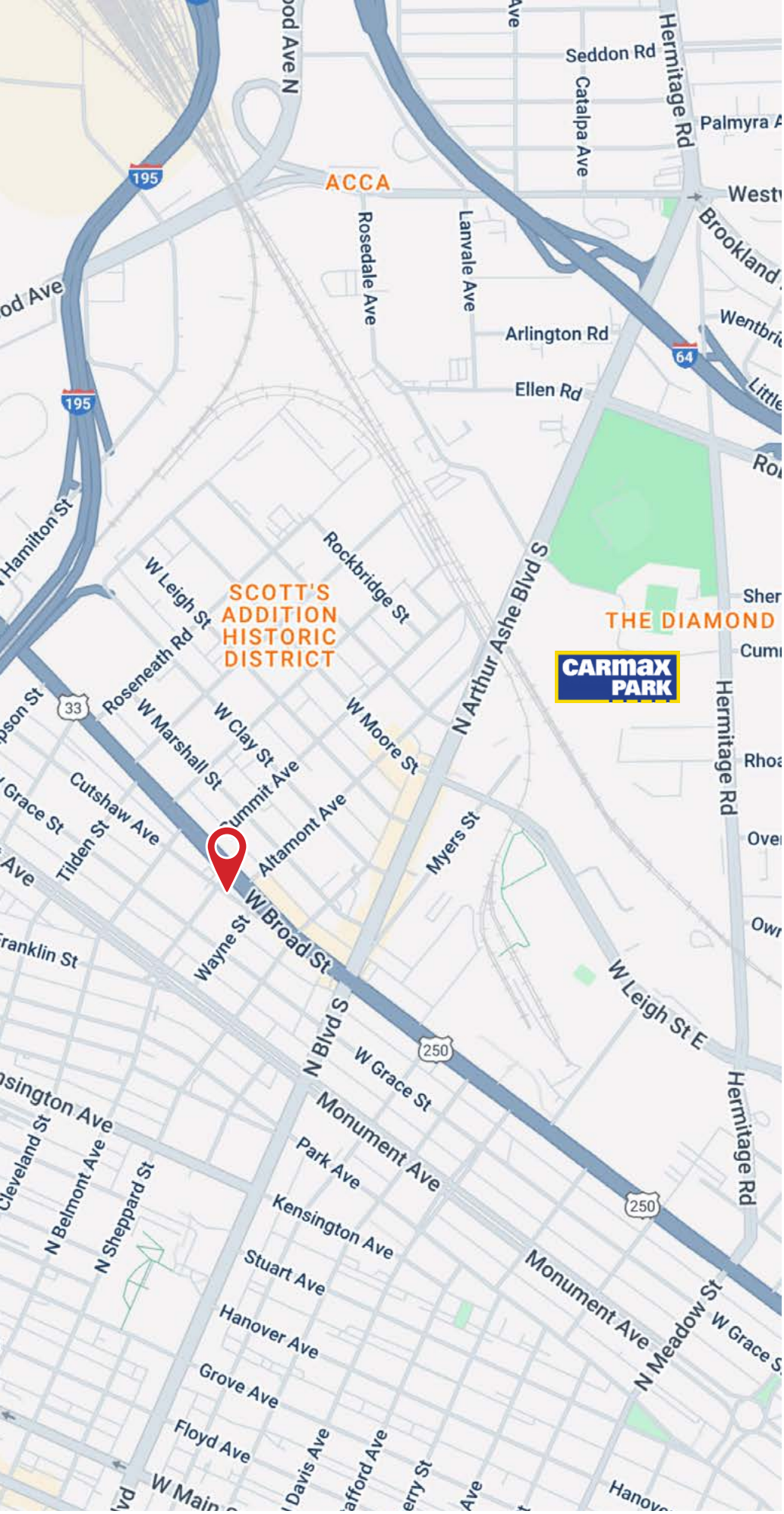






# Floor Plan


STOCK ROOM
CONTROL ROOM
MEN'S TOILET
ACCESS. UNISEX TOILET
KITCHENETTE
STORAGE
CONFERENCE ROOM
OPEN OFFICE AREA
MIN. CLEAR
FIELD VERIFY
CLEAR
28'-6 1/2"
30'-0 1/2"




## BREWERIES, RESTAURANTS AND ROOFTOPS AND RETAIL, ALL WITHIN WALKING DISTANCE

Ardent Craft Ales
Bar Buoy
Benny's Pizza
Bingo Beer Company
Blanchard's Coffee
Boulevard Burger and Brew
Brainstorm Brewhouse
Brambly Park
Buskey Cider
Cabo Fish Taco
Cochiloco
Don't Look Back - Triple
Eazzy Burger
En Su Boca
Fat Dragon
Fighting Fish
Gelati Celesti Ice Cream
Grit Coffee
Hang
Hardywood Park Craft Brewery
Lillian
Lucky AF: Asian Fusion & Sush
LUNCH.SUPPER!
Main Line Brewery
Moore Street Cafe
Nate's Bagels
Parlay Bar & Lounge
Peter Chang
Pinky's
Pizzeria Delores
Raising Cane's
Reservoir Distillery
River City Roll
Roastology
Scotty's Taphouse
Slack Tide Fish Co.
Starbucks
Starr Hill Richmond Beer Hall & Rooftop
Stella's Grocery
Strangeways Brewing
Yours Truly, Pizza
Väsen Brewing
Tazza Kitchen
The Park RVA
The Veil Brewing Company
Three Notch'd Brewing
Toast
Wood & Iron
ZZQ Texas Craft Barbeque




## SCOTT'S ADDITION

Scott's Addition is a vibrant and rapidly developing neighborhood in Richmond, VA. The area offers modern, luxury apartments and commercial spaces, making it an attractive location for both businesses and residents. The neighborhood is part of the Diamond District, which is undergoing significant development and investment. This can lead to increased property values and **economic opportunities for business owners.** Scott's Addition is highly walkable, making it convenient for customers to visit multiple businesses in one trip. This can lead to increased visibility and customer engagement for businesses located in the area.



## VCU ATHLETIC VILLAGE

This development is part of the ONE VCU Master Plan and is designed to provide state-of-the-art facilities for various sports, including outdoor track facilities, practice fields, a tennis center, a soccer stadium, and an indoor field house. The Athletic Village will be located off-campus, in the Diamond District near Hermitage Road and Robin Hood Road.




## CARMAX PARK

The multi-use entertainment venue slated to open in 2026 will be the new home of Minor League Baseball's Richmond Flying Squirrels in **addition to hundreds of events year-round**.

Source: carmaxpark.com
Source: scottsaddition.com
Source: carmaxpark.com




# RICHMOND SNAPSHOT

## A Proven Mid-Atlantic Business Market

Richmond continues to stand out as a stable, business-friendly market supported by economic diversity, competitive operating costs, and a skilled workforce. Its strategic Mid-Atlantic location and high quality of life have positioned the region as an increasingly attractive destination for companies and investment seeking long-term growth.

## Anchored by Fortune 500 Leadership

As of the most recent Fortune rankings, Greater Richmond is home to multiple Fortune 500 and Fortune 1000 headquarters, reinforcing the region's role as a major Mid-Atlantic corporate center.

| Notable Fortune 500–Headquartered Companies | |
|---|---|
| Performance Food Group | Food wholesaler |
| CarMax | Automotive retailer |
| Altria Group | Tobacco and wine products |
| Dominion Energy | Electric and gas utility |

**The region has been recognized by *The Wall Street Journal* as one of the country's "Hottest Job Markets," reflecting solid labor force growth, low unemployment, and expanding payrolls.**

## Market Highlights

**#11**
Hottest Job Market in the U.S.

**2nd-highest**
Labor force growth among major U.S. metro areas

**725,000+**
Labor force in the Richmond MSA, reflecting a deep and expanding talent pool

## Lifestyle Amenities That Attract and Retain Talent

- Richmond offers an active, urban lifestyle with walkable neighborhoods, a thriving food and brewery scene, and outdoor recreation along the James River—one of the few cities with whitewater rapids running through downtown.
- Richmond is home to nationally recognized cultural institutions, including the Virginia Museum of Fine Arts, one of the largest art museums in the U.S. with free general admission, complemented by a strong local music, theater, and arts community.
- The region is anchored by multiple colleges and universities, including Virginia Commonwealth University, supporting a steady pipeline of educated talent and reinforcing Richmond's appeal to employers and workforce growth.