

THE PENNY AT JACKSON WARD

2 W Marshall Street, Richmond VA, 23220

NEW BUILD TO SUIT OPPORTUNITY

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OFFICE, RETAIL, OR RESTAURANT OPPORTUNITIES

New Space Specs

- 2,536 SF available, can be subdivided to 1,000 SF
- Landlord willing to build to your specifications.
- Perfect for office, retail or restaurant
- Join neighboring restaurants such as Soul Taco, Saison, Hippodrome, JKogi, Fighting Fish and Salt & Forge
- Space is approved for Cafe Style sidewalk seating
- Located near MCV, Richmond's Central Business District and the Convention Center

Property Overview

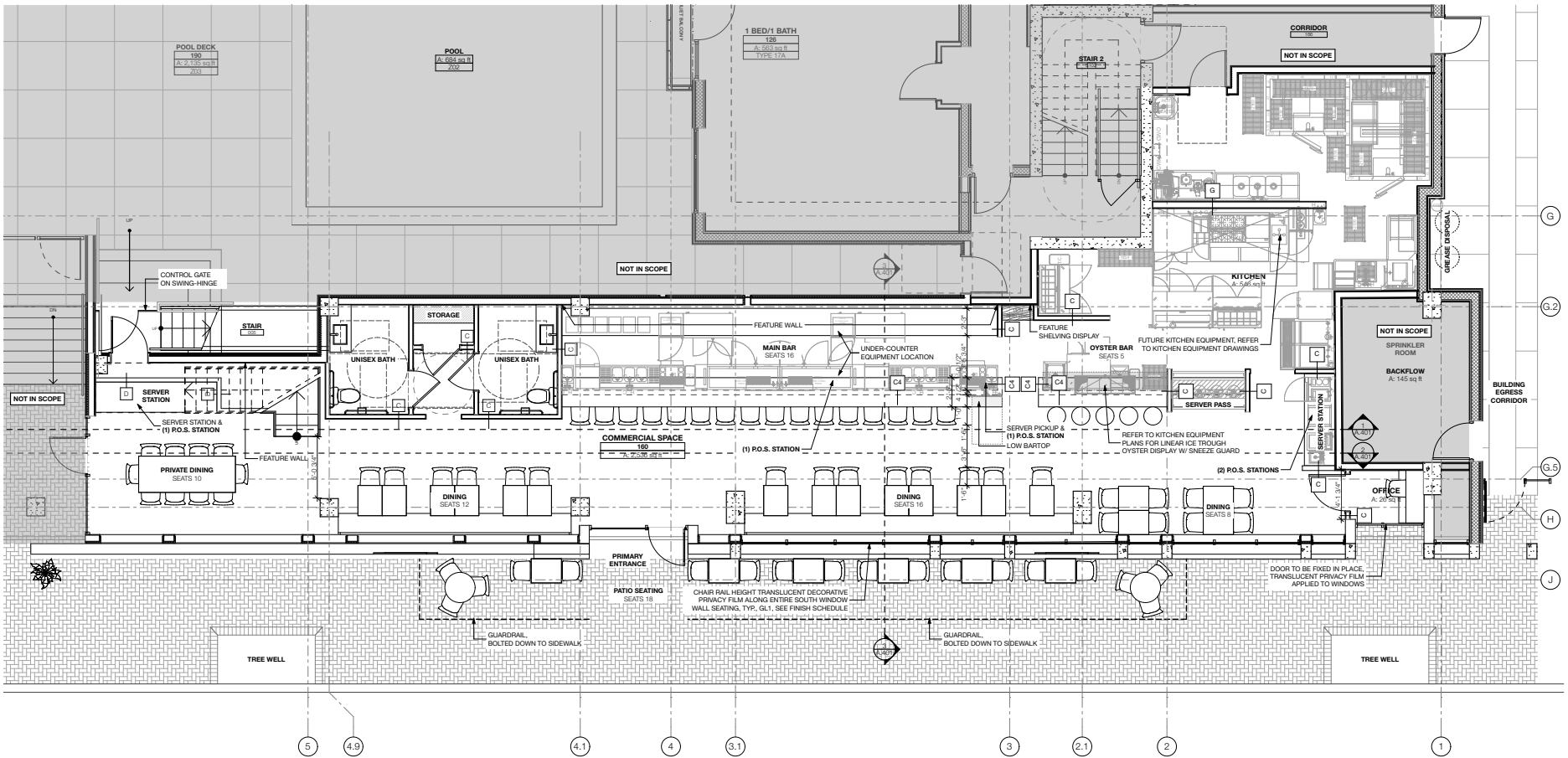
- 166 Luxury Residential units; a mix of studio, one bedroom, and two bedroom apartments
- New construction, mixed development project delivered in 2019
- Located in an Opportunity Zone
- Walkability score 97%
- Bikability score 89%

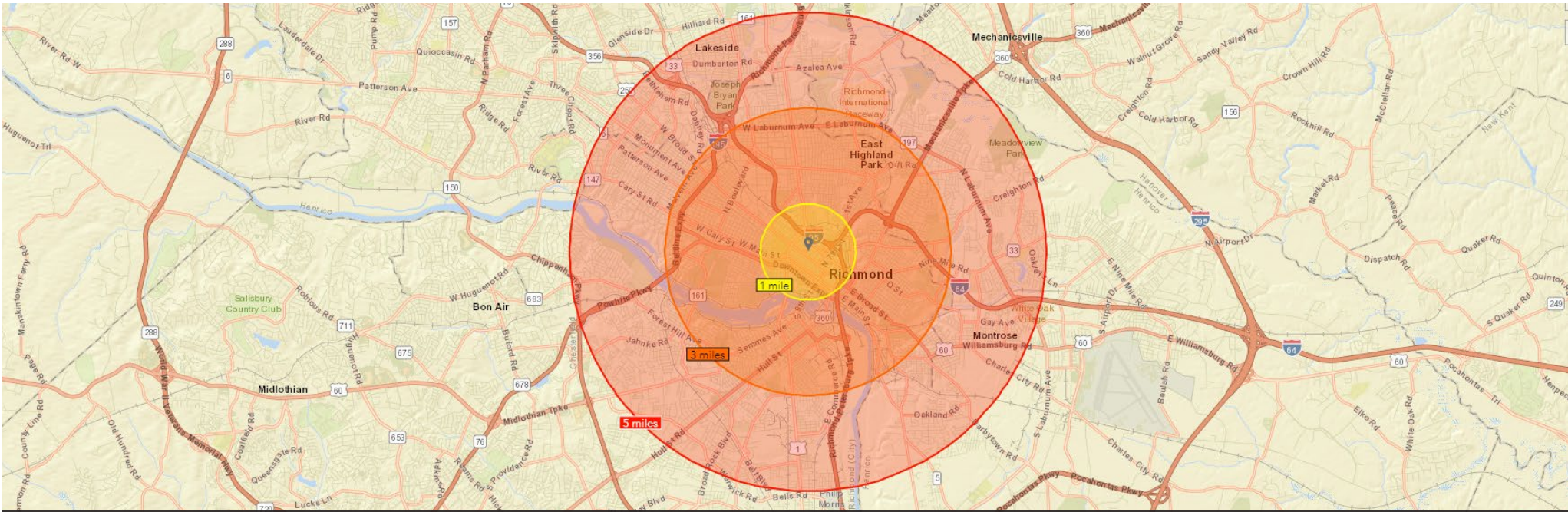


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SAMPLE FLOOR PLAN





DEMOGRAPHIC PROFILE AND STATISTICS

SOURCE: ESRI 2019

Radius	Population	Growth (2019-2024)	Households	Median Age
1 Mile	26,883	1.31%	10,170	23.8
3 Miles	137,443	1.22%	60,075	31.7
5 Miles	258,553	1.00%	111,372	34.5

LOCAL RETAIL



Lowe's

GNC
LIVE WELL

DOLLAR TREE

Kroger

STARBUCKS COFFEE

SUGAR SHACK

VCU SIEGEL CENTER
21,000 VPD

COLD STONE CREAMERY

FIVE GUYS BURGERS AND FRIES

Bonchon

CAVA

panera

ROADHOUSE

tropical CAFE

VCU ARTS CENTER

VCU
31,036 STUDENTS
173 ACRES

Domino's

Domino's

WELLS FARGO

at&t

the Perly's

SITE

ARTS & CULTURAL DISTRICT

fighting fish

LUCYS

SALT & FORGE

J KOGI

mama's

Hot Mama's Kitchen

BLK

NAVY HILL REDEVELOPMENT PROJECT

SUNTRUST

julep's

SECRET SANDWICH SOCIETY

PASTURE PERFECT

BONE GENERALS

E BROAD STREET
18,000 VPD

Chick-fil-A

VCU Health

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LOCAL AREA INFORMATION



Bars

- SWITCH
- Penny Lane Pub
- Capital Ale House
- Kabana Rooftop
- GWARBar
- Barcode
- The Speakeasy Grill



Shopping

- Ledbury
- Mod & Soul
- Rider Boot Shop
- Rosewood Clothing Co.
- Blue Bones Vintage
- Carytown



Attractions

- The National
- The Hippodrome
- Virginia Repertory Theater
- Institute for Contemporary Arts
- Gallery 5
- The Mix Gallery
- Maggie Walker Memorial
- Downtown YMCA



Schools

- Virginia Commonwealth University
- Virginia Union University
- Carver Elementary School
- Albert Hill Middle School
- Armstrong High School



Groceries

- Saison Market
- Kroger
- Walmart
- Rite Aid



Hotels

- Hilton Richmond Downtown
- The Graduate
- The Jefferson
- Downtown Marriot
- Linden Row Inn



Restaurants

- | | |
|----------------|----------------|
| Nama | Pasture |
| Charm School | Salt and Forge |
| Max's On Broad | Rappahanock |
| Bistro 27 | Saison |
| Tarrant's | Mama J's |
| Perly's | Comfort |



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