

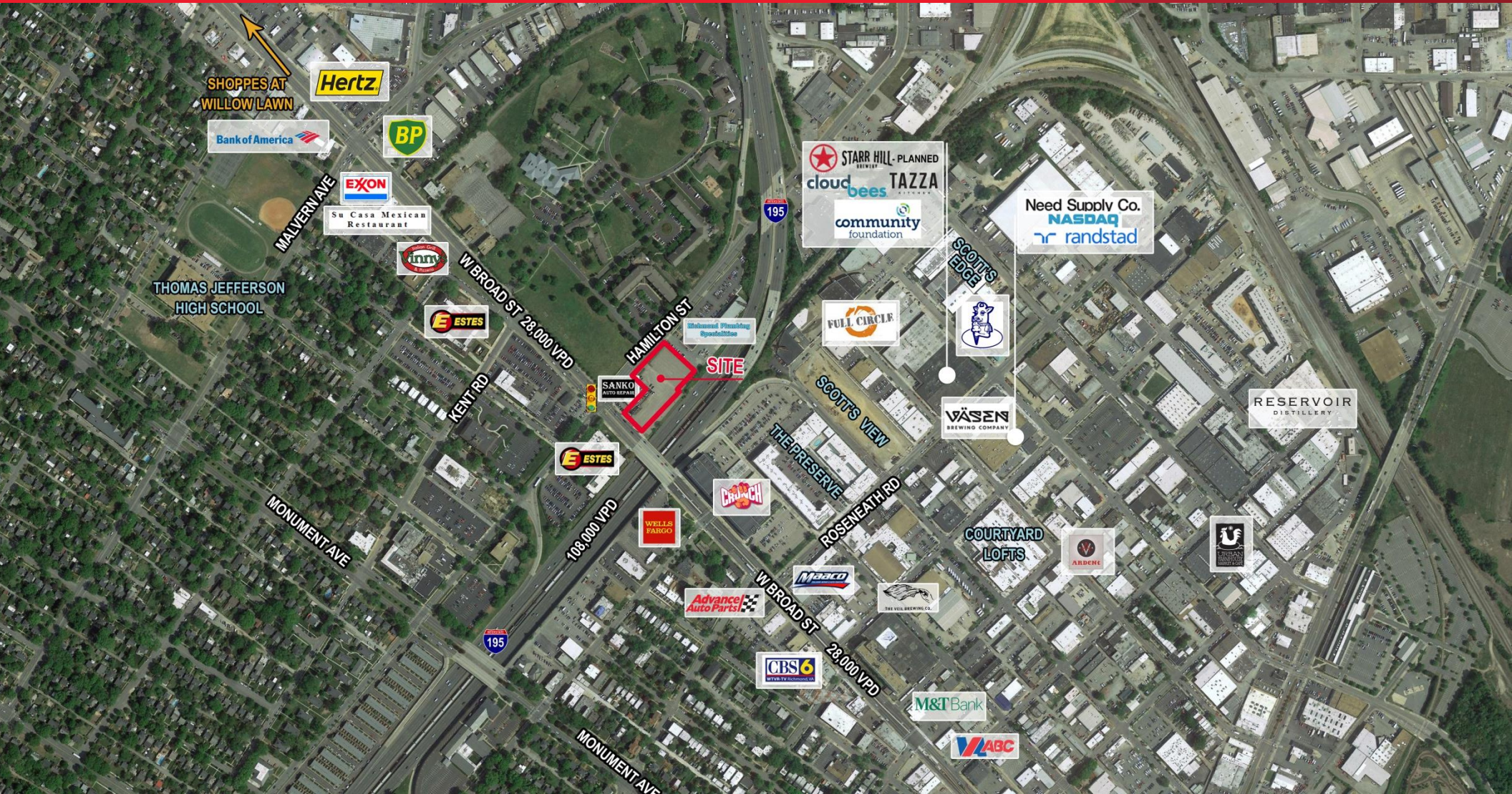


THALHIMER

LAND FOR GROUND LEASE

3714 W Broad Street & Hamilton Street

Richmond, VA



For more information, contact:

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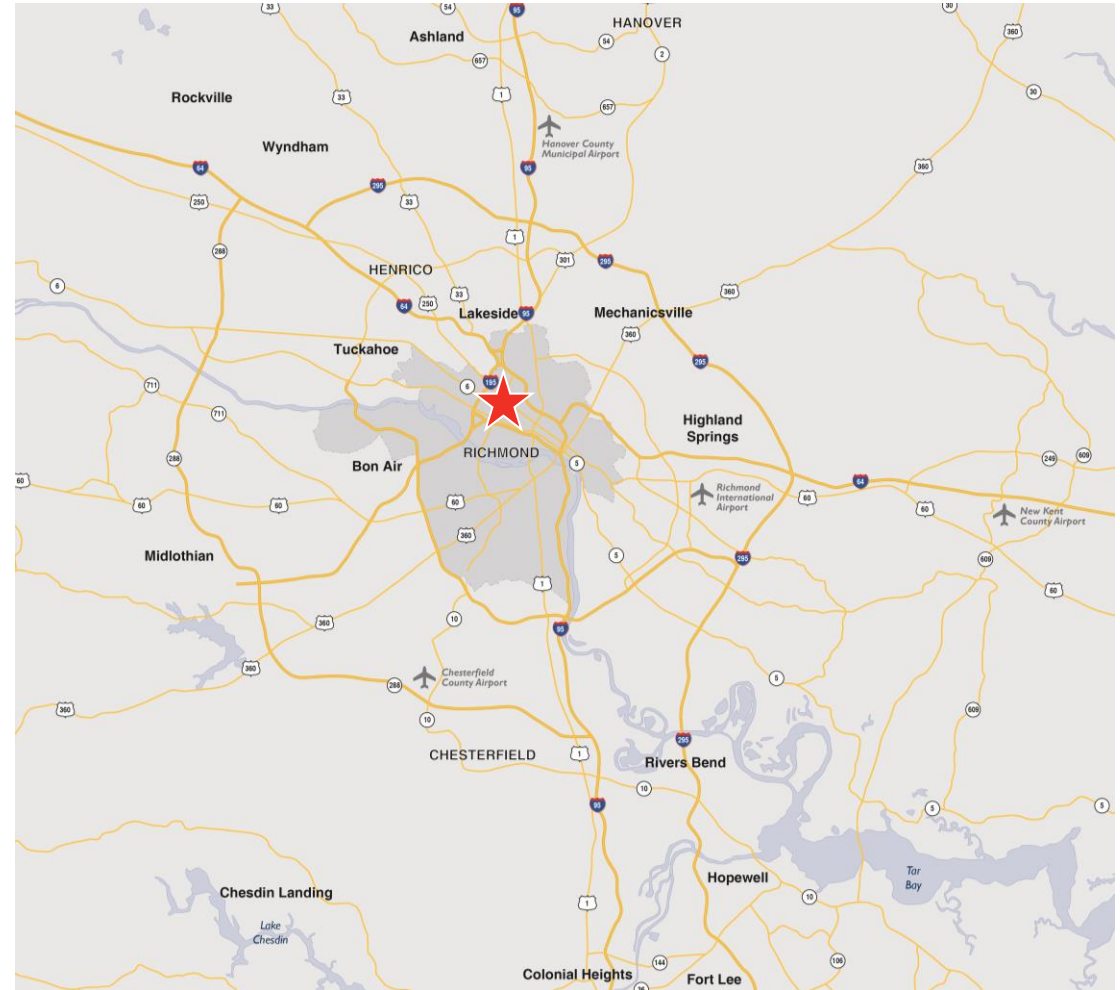
LAND FOR GROUND LEASE

3714 W Broad Street & Hamilton Street

Richmond, VA

Property Features

- Up to 1.738 acres available for ground lease (can be subdivided) or build to suit
- Located on Broad Street (Hamilton Street) I-195/I-64 on/off ramp
- Excellent visibility on West Broad Street with immediate access to the Downtown Expressway and I-64/I-195
- Close proximity to:
 - VCU (32,000 students)
 - University of Richmond (4,400 students)
 - VA Union (1,700 students)



Demographics			
	1 Mile	3 Miles	5 Miles
Population	14,499	112,753	261,040
Avg. HH Income	\$85,695	\$80,339	\$70,453
Daytime Population	19,124	96,944	220,945

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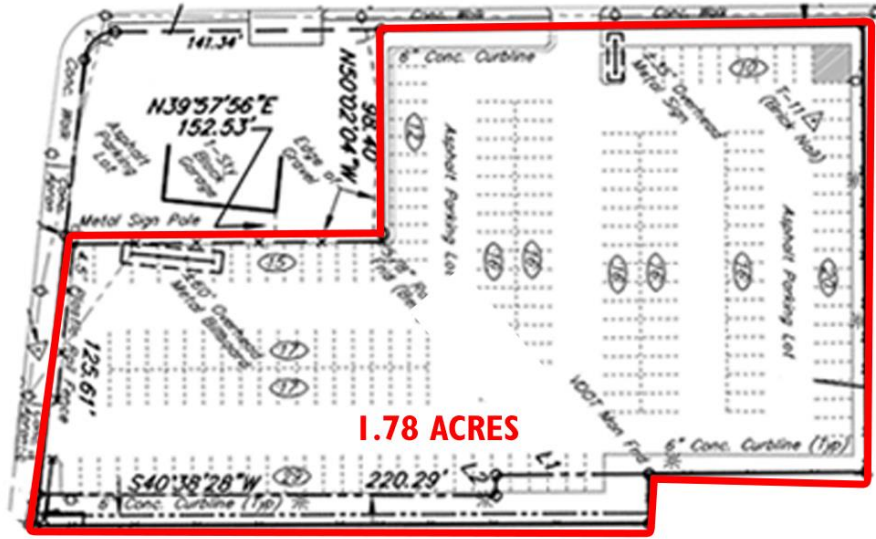


NORTH-BOUND EXIT RAMP →

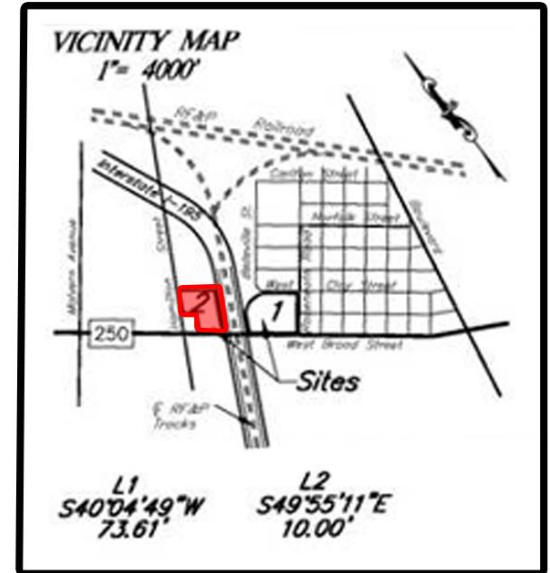


HAMILTON STREET

WEST BROAD STREET - 28,000 VPD



1.78 ACRES



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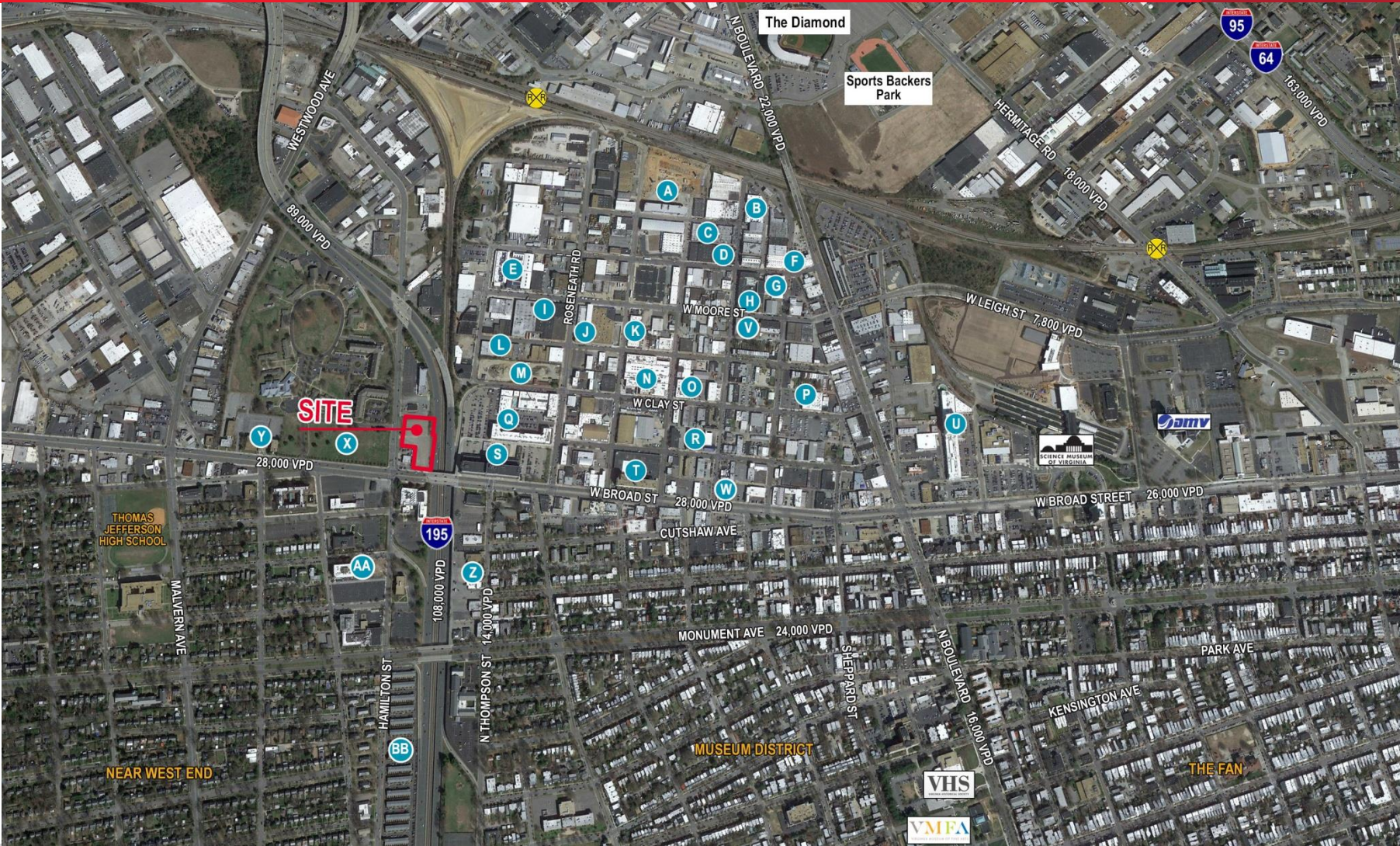
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NEW & EXISTING DEVELOPMENT	
A	Spy Rock Development 190 Units & 60,000 SF Office
B	Summit Lofts 27 Units
C	Ambience Lofts 31 Units
D	1 Scott's Addition 40 Units
E	Scott's Edge 94 Units
F	Concrete Plant 13 Units
G	The Altamont 31 Units
H	1 Scott's Addition 90 Units
I	1500 Roseneath Redevelopment
J	Handcraft Redevelopment
K	Osprey Lofts 30 Units
L	Roseleigh Redevelopment
M	Scott's View 350 Units & 25,000 SF Commercial Space
N	Courtyard Lofts 90 Units
O	3122 W Clay 17 Units
P	2915 W Clay 38 Units
Q	The Preserve 194 Units
R	Summit Suites 16,000 SF Office
S	3600 W Broad 193 Units
T	BHC Planned Mixed-Income, Mixed-Use Property
U	Cookie Factory Lofts 178 Units
V	The Spur 35,000 SF Mixed-Use
W	The Summit 166 Units Planned
X	3900 W Broad 300 Units Planned
Y	Belmont Apartments 238 Units + Commercial Planned
Z	1004 N Thompson 26 Units
AA	Argon Apartments 66 Units
BB	Georgetown Apartments 192 Units

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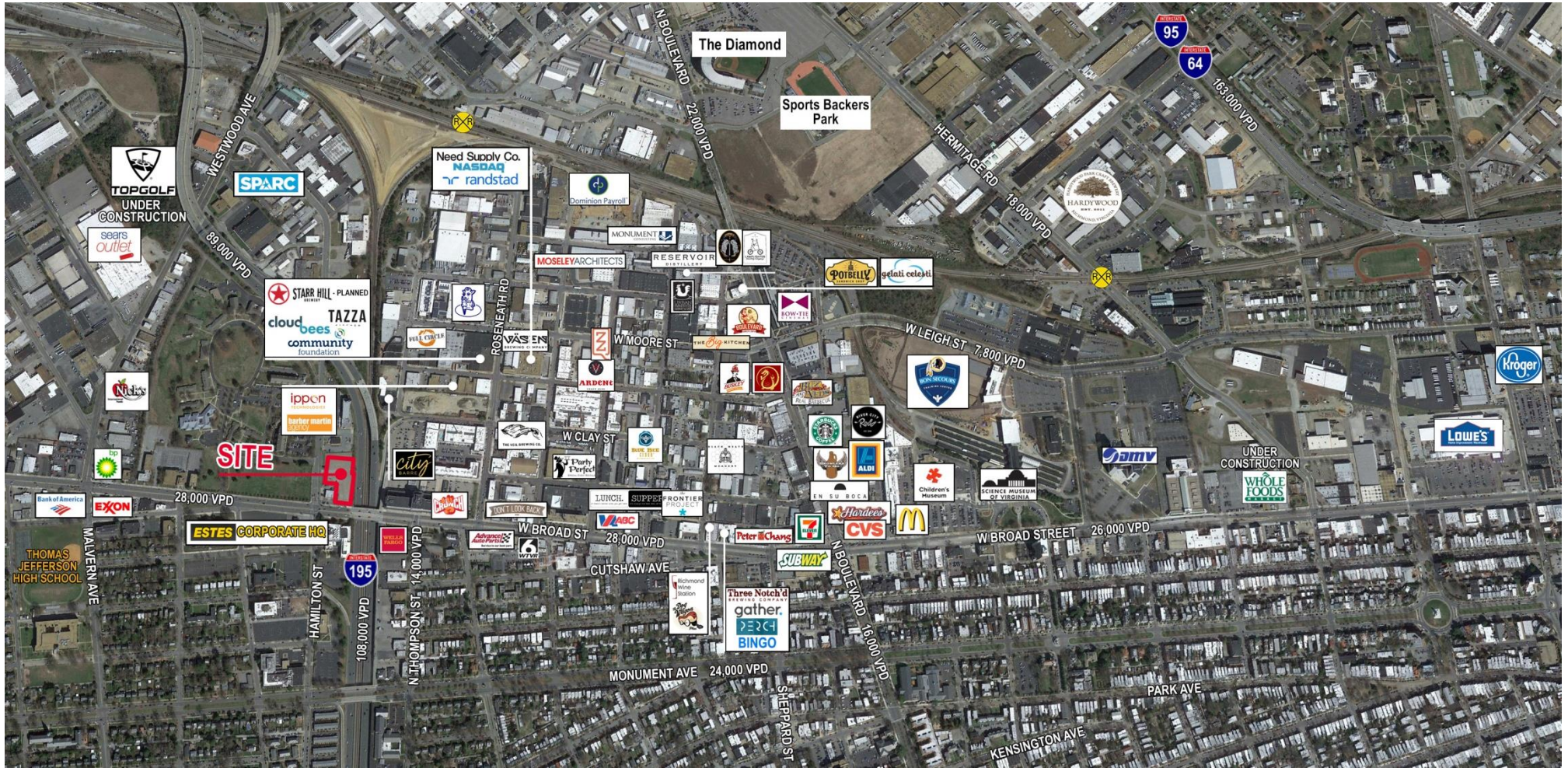
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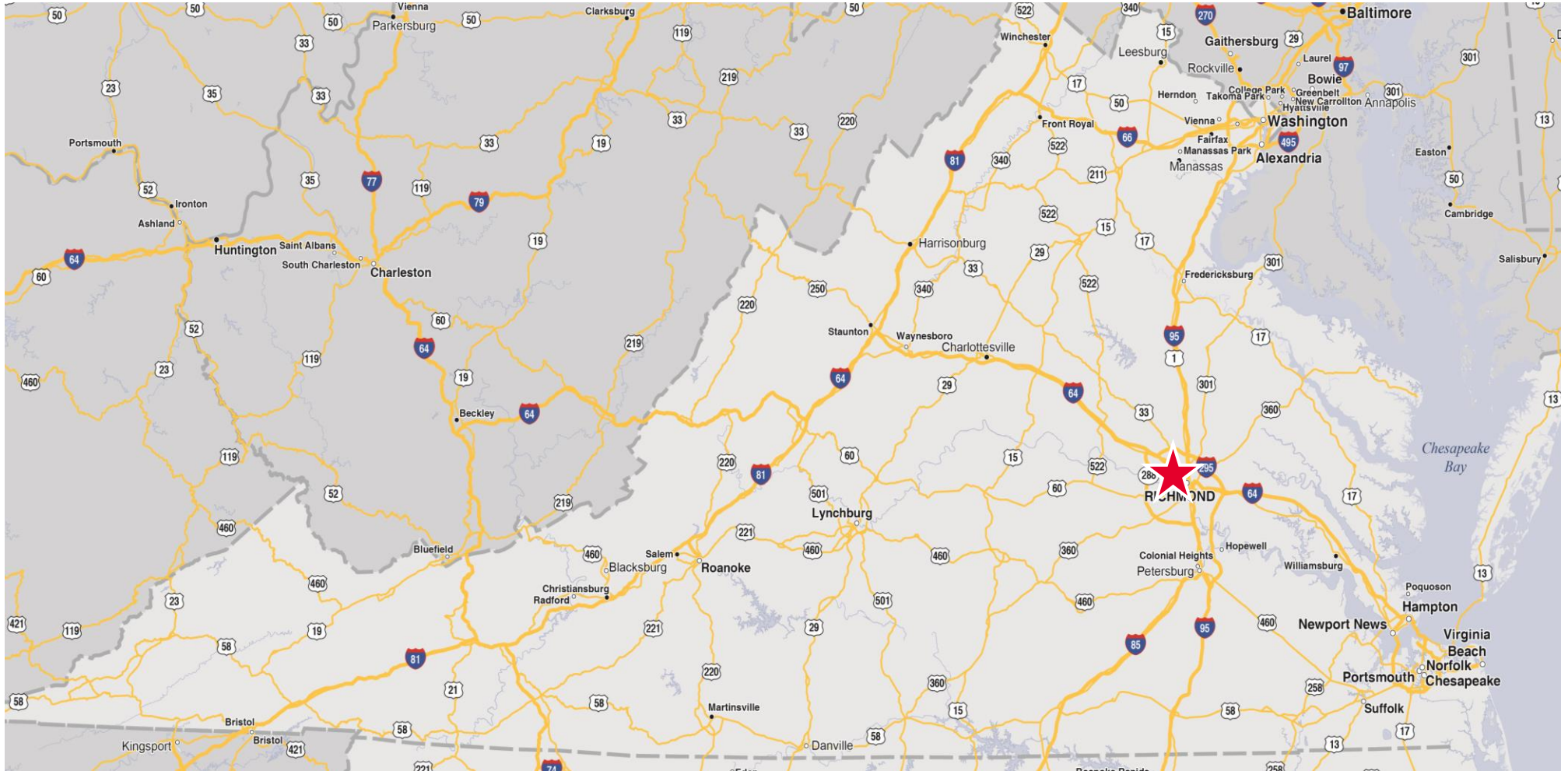
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