

THE SUMMIT AT SCOTT'S ADDITION

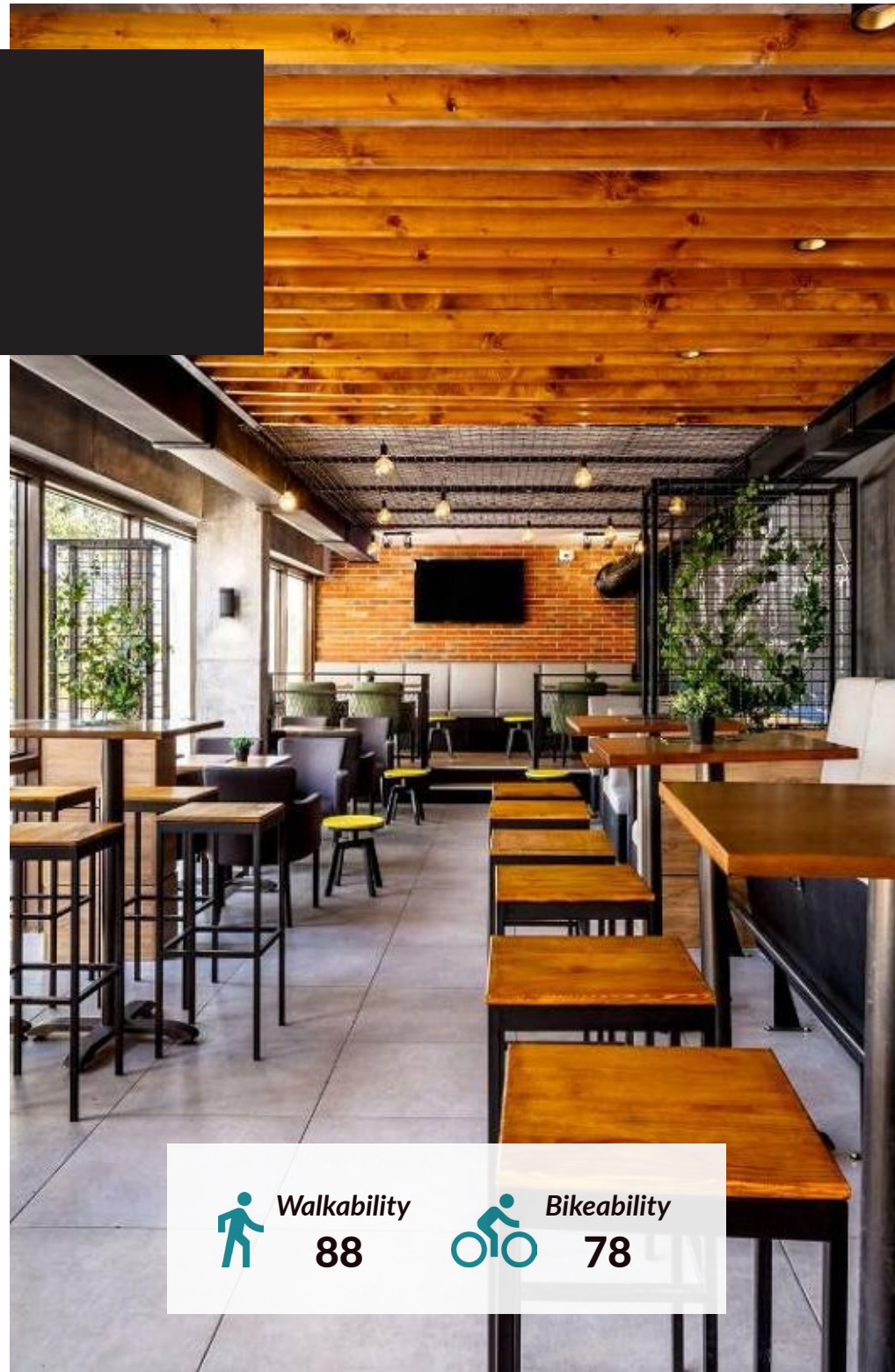
3022 W Broad St, Richmond VA, 23220



OUTSTANDING RETAIL & OFFICE OPPORTUNITIES

Property Overview

- New Construction, mixed-use development offering high profile Commercial space with 166 luxury, boutique apartment homes and parking options available. Delivery **Fall 2020**
- Up to 7,636 SF available on ground floor
 - 3,232 SF on the corner of Broad St and Summit Ave
 - 4,404 SF fronting Broad Street
- The best Broad Street availability in Scott's Addition, Richmond's fastest growing neighbourhood. Known for its breweries, cideries and distilleries, Scott's Addition is now an entertainment destination. The Summit is within walking distance to numerous restaurants, rooftop bars, a boutique bowling alley, shuffleboard, movie theatre, shops and more.
- Central location with a trendy live, work, play environment makes Scott's Addition a prime location for office space to many of Richmond's top growing companies.
- Directly across from the Scott's Addition Pulse station, making it easily accessible for commuters, residents and visitors in the City of Richmond and Henrico County. Convenient access to Interstates 64, 95, Downtown Expressway and Powhite Parkway.



Walkability

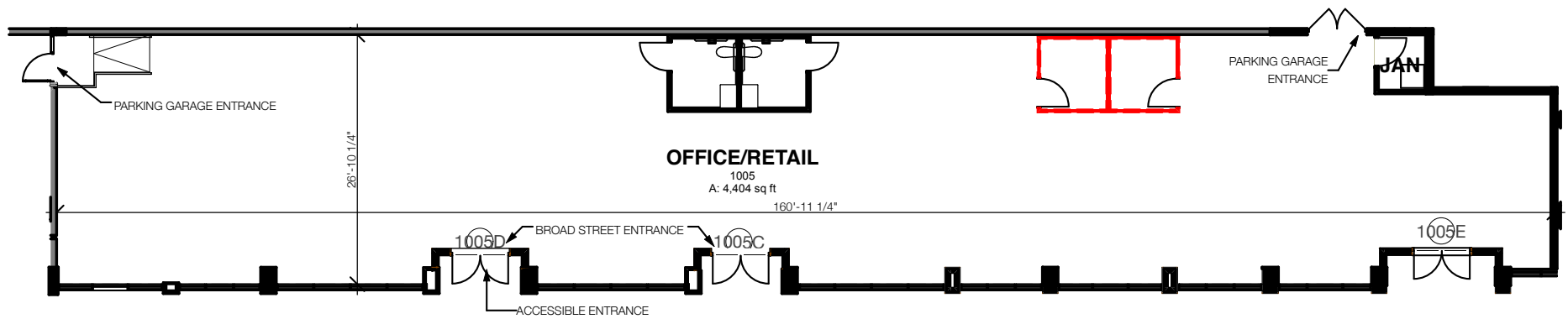
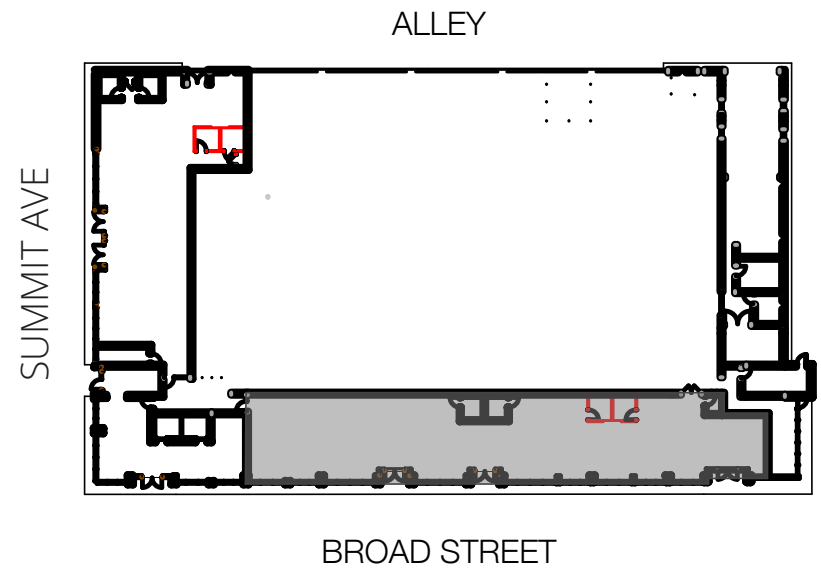
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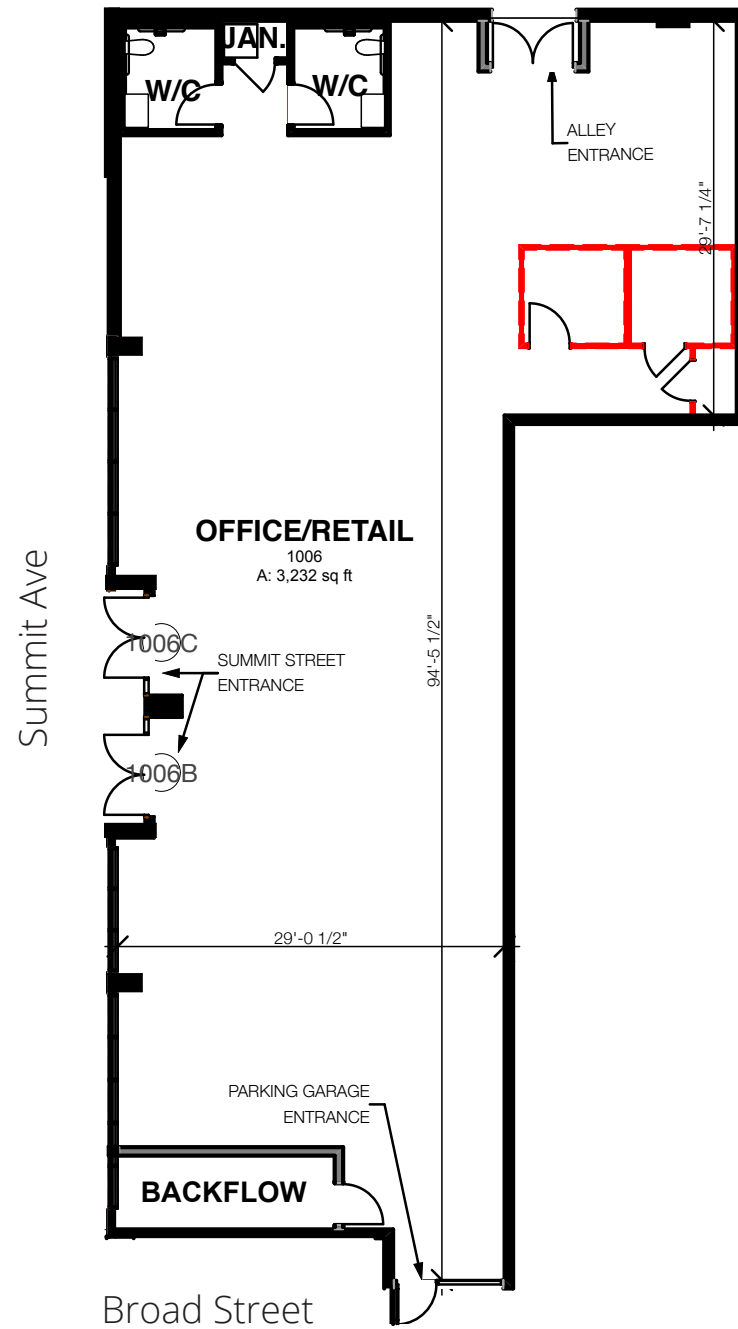
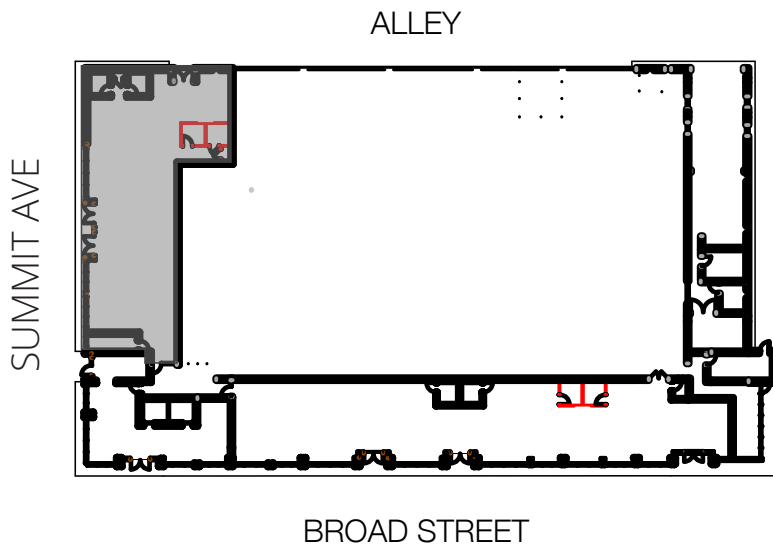
Bikeability

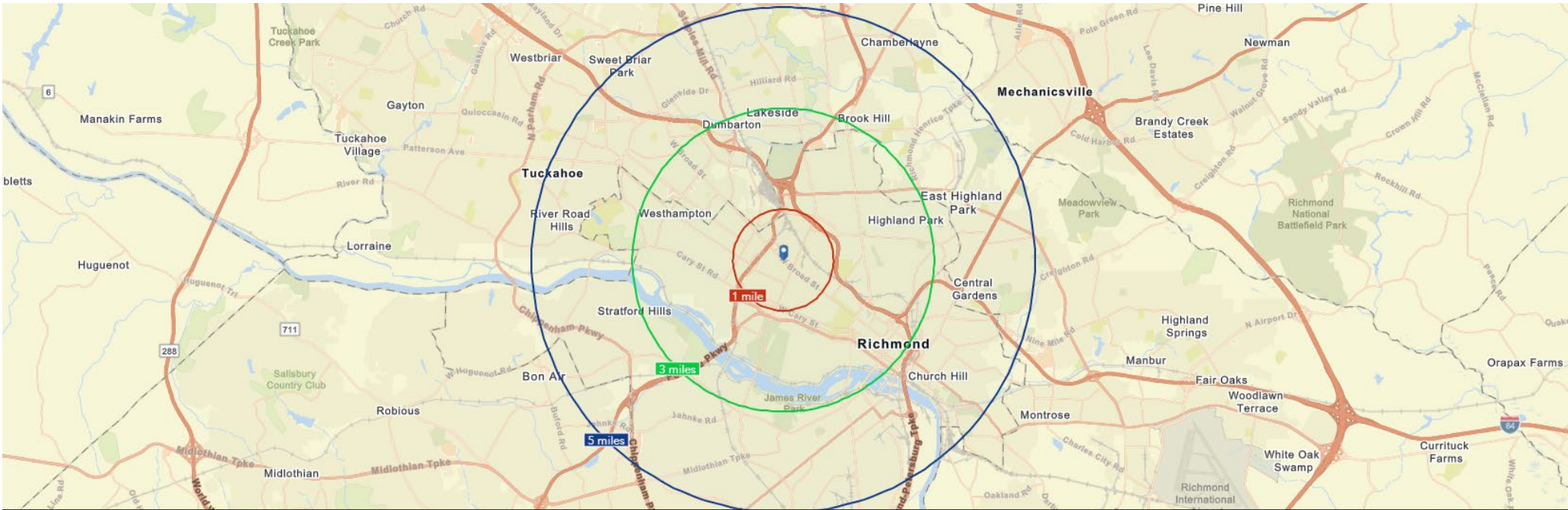
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BROAD STREET FLOOR PLAN



SUMMIT AVENUE FLOOR PLAN





DEMOGRAPHIC PROFILE AND STATISTICS

SOURCE: ESRI 2020

Radius	Population	Average HH Income	Growth (2019-2024)	Households	Median Age
1 Mile	19,367	\$66,000	1.22%	10,917	31.1
3 Miles	113,759	\$69,000	1.13%	51,831	33.6
5 Miles	265,944	\$61,000	0.91%	114,732	34.9



The Summit at Scott's Addition

LOCAL AREA



Restaurants

- Fat Dragon
- Don't Look Back
- Peter Chang
- Moore Street Café
- The Dairy Bar
- Lamplighter Coffee
- Elsa Café & Market
- Buz & Ned's BBQ
- The Urban Farmhouse Market
- ZZQ
- Perch
- En Su Boca
- Lunch & Supper
- Longoven
- Tazza Kitchen
- Brenner Pass
- Smohk RVA BBQ
- Boulevard Burger & Brew



Attractions

- Tang & Biscuit
- The Broadberry
- The Circuit Arcade
- Richmond Triangle Players

- TopGolf
- The Diamond
- Bowtie Cinemas
- The Science Museum
- River City Roll



Schools

- Virginia Commonwealth University
- Virginia Union University



Shopping

- Class & Trash
- Paisley & Jade
- Vogue Flower Market
- High Point Barbershop & Shave Parlor



Bars

- Blue Bee
- Ardent Craft Ales
- Three Notch'd
- Strangeways Brewing
- Väsen Brewing Company

- Veil Brewing
- Buskey Cider
- Courthouse Creek Cider
- The Hof Garden
- Isley Brewing
- Bingo Beer Co
- Richmond Wine Station
- Black Heath Meadery
- Starr Hill Brewery
- Reservoir Distillery
- Hardywood Brewery
- The Hof Garden
- The Main Line Brewery



Hotels

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



Groceries

- Aldi
- Kroger
- Stella's Grocery
- Whole Foods



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SUMMIT

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