



THALHIMER

RETAIL FOR LEASE
3407 West Broad Street
Richmond, Virginia

NOW PRE-LEASING!



Premier Retail Site in Scott's Addition

For more information, contact:

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OWNER/AGENT

Thalhimer Center
11100 W. Broad Street
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www.thalhimer.com

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RETAIL FOR LEASE

3407 West Broad Street

Richmond, Virginia

Property Features

- Approximately 6,700 RSF of ground-floor retail space for lease in brand new mixed-use development
- High-traffic, signalized intersection of West Broad & North Thompson
- 42 onsite parking spaces for retail tenants (6 spaces per 1,000 SF)
- Prime West Broad Street frontage along Scott's Addition & the Museum District
- 3,000+ apartment units existing or under development within ½ mile radius
- Steps from new PULSE Bus Rapid Transit stop
- TOD-1 Zoning (City of Richmond)

Join Nearby Retailers



Traffic Counts

W. Broad Street	28,000 VPD
N. Thompson Street	14,000 VPD

Demographics

	1 Mile	3 Miles	5 Miles
Population	14,850	108,195	262,096
Avg. HH Income	\$87,685	\$78,854	\$70,392
Daytime Population	18,226	95,988	222,442



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CURRENT SURVEY



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RETAIL FOR LEASE
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CONCEPT PLAN
3rd Floor Apartments



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CONCEPT PLAN

4th Floor Apartments & Rooftop Deck



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THE VEIL BREWING CO.



THE VEIL BREWING COMPANY NAMED
“NUMBER THREE IN THE WORLD”

- RateBeer.com, Jan 2017

5 BLOCKS



HARDYWOOD PARK CRAFT BREWERY
NAMED “THE BEST CRAFT BREWERY
IN VIRGINIA”

- Thrillist, 2015

1 MILE



SCIENCE MUSEUM OF VIRGINIA

Travel Time to Neighborhood Amenities
(Select List)

Boulevard Burger & Brew (.2 miles)

3 MINUTES 2 MINUTES 2 MINUTES

Bowtie Cinemas Movieland (.2 miles)

3 MINUTES 1 MINUTES 2 MINUTES

Ardent Craft Ales (.3 miles)

6 MINUTES 2 MINUTES 2 MINUTES

Urban Farmhouse Market & Café (.3 miles)

6 MINUTES 2 MINUTES 1 MINUTE

Lunch | Supper (.4 miles)

8 MINUTES 3 MINUTES 2 MINUTES

Starbucks (.5 miles)

2 MINUTES 2 MINUTES 3 MINUTES

The Veil Brewing Company (.6 miles)

11 MINUTES 4 MINUTES 3 MINUTES

Crunch Fitness (.7 miles)

15 MINUTES 5 MINUTES 4 MINUTES

Science Museum of Richmond (.8 miles)

9 MINUTES 5 MINUTES 3 MINUTES



REDSKINS TRAINING CENTER

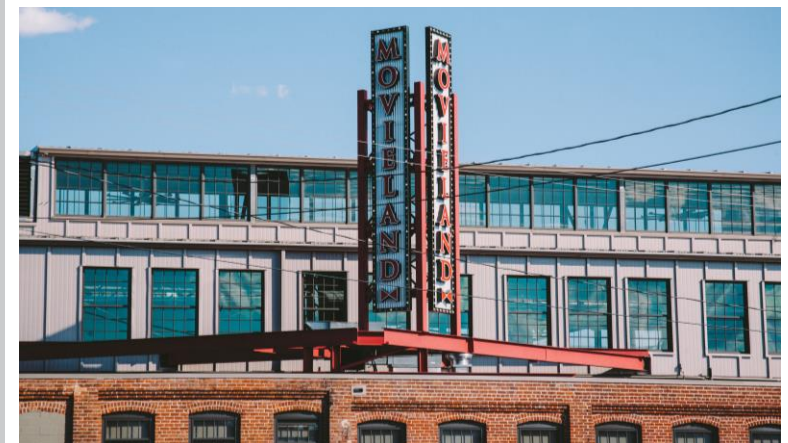


THE DIAMOND BASEBALL



Our search for a unique studio space led us to Scott's Addition where we designed a vibrant workplace for innovative architectural interiors. We love how this eclectic neighborhood allows us to creatively blend a work-life balance.

- TAIT, SAUNDERS & MULVANEY



GALAXY DINER NAMED “BEST DINER IN
VIRGINIA” ON THE LIST OF THE BEST DINERS
IN EVERY STATE

1.4 MILES

- MSN.com, 2015



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Richmond Area Accolades

A host of additional amenities, cultural attractions and entertainment venues are a quick 10-minute drive in Richmond's vibrant CBD.

No. 10

10 Best Readers' Choice Best American Riverfront
- *USA Today*, October 2014

No. 1

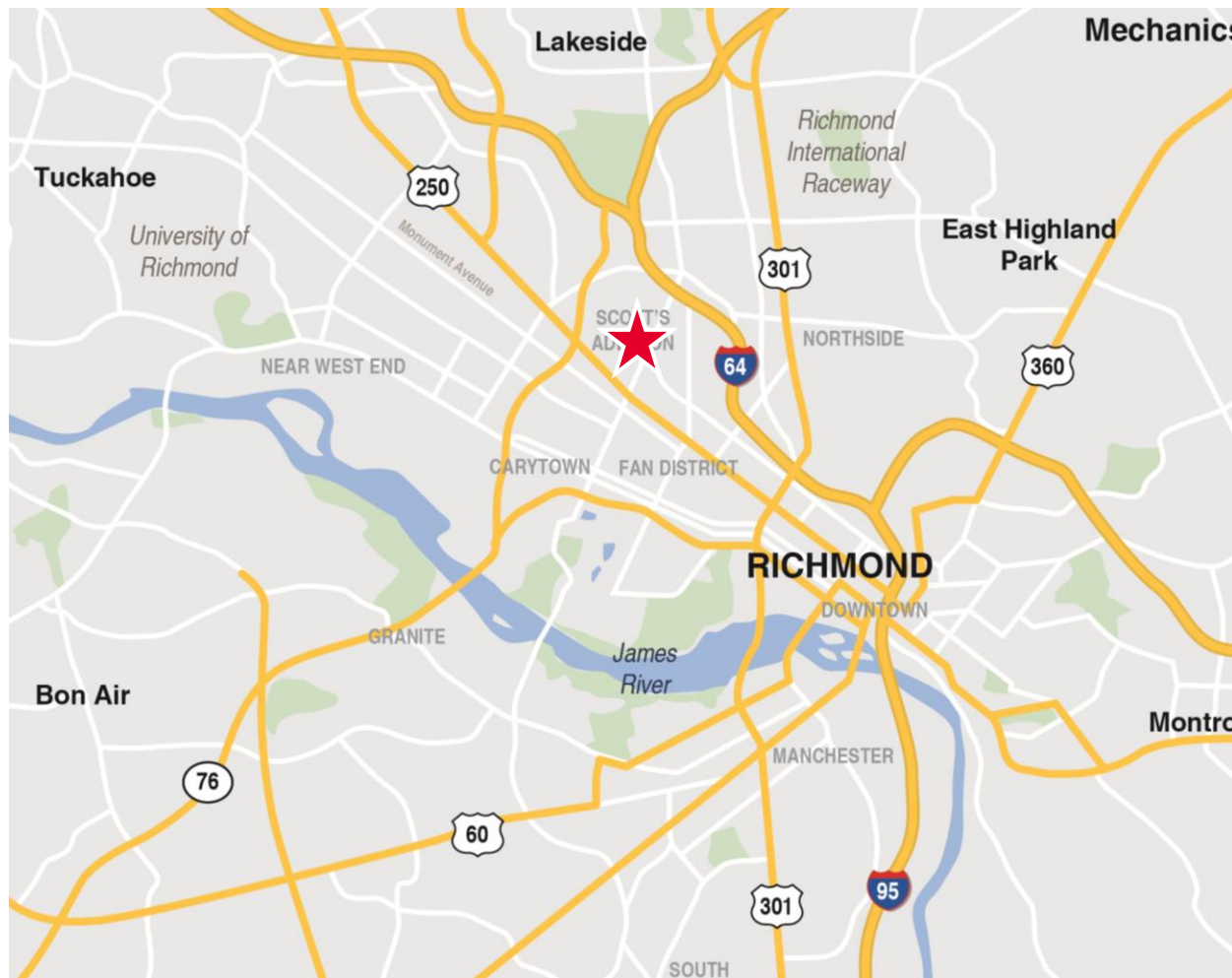
The 10 Most Artistic Mid-Sized Cities in America
- *Gogobot*, November 2015

Strangeways Brewing named "One of the 10 New U.S. Breweries to Watch, from D.C. to California"
- *Bon Appetit*, 2014

The Southern Food Destination You Need to Know About
- *Conde Nast Traveler*, July 2015

One of the South's Top 10 Outstanding Cities to Relocate your HQ
- *Southern Business & Development*, September 2014

Top 5 Affordable Cities to Buy a Home
- *HomeInsurance.com*, 2014



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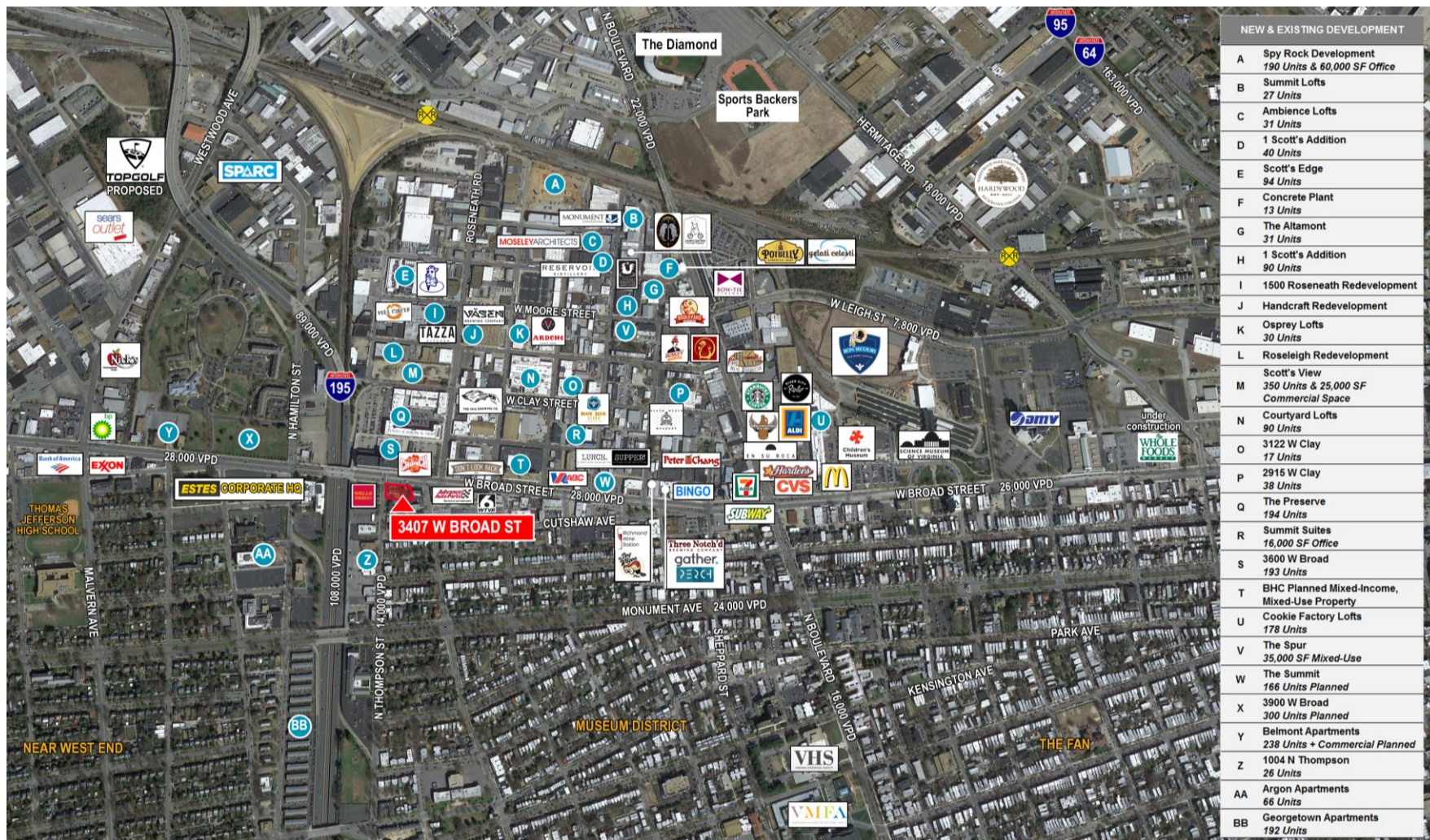
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