



FOR SALE OR LEASE

2705 W. BROAD STREET | RICHMOND, VA 23220

FEATURES:

- **5,400 SF Available for Sale or Lease.**
- Lease Rate: \$13.00 PSF NNN.
- Sale Price: \$775,000.
- Zoned - TOD-1 (Scott's Addition).
- 50 Ft. of Broad Street frontage.
- Adjacent to pulse line stop.

DEMOGRAPHICS*

*Detailed demographics upon request

	1 miles	3 miles	5 miles
2017 Est. Population	22,243	114,807	263,134
Avg HH Income	\$78,526	\$72,228	\$65,757
Daytime Employment	23,085	148,808	235,055

Traffic Count: 22,260 VPD on West Broad Street



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ZONING/MAP

HENRICO COUNTY
Scott's Addition Rezoning Map

