



THALHIMER

RETAIL/OFFICE FOR LEASE
2943 W. Marshall Street
Scott's Addition | Richmond, Virginia

2,400 SF AVAILABLE



Prime Scott's Addition Corner

For more information, contact:

REILLY MARCHANT

Senior Associate

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Thalhimer Center
11100 W. Broad Street
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Scott's Addition | Richmond, Virginia

Property Features

- 2,400 SF of Retail/Office on prime Scott's Addition corner
- Excellent Restaurant Opportunity with potential for outdoor seating
- Convenient access from signalized intersection of Altamont and Broad
- Walking distance from entertainment venues & neighborhood amenities
- Off-street parking on site
- Excellent visibility with Altamont and Marshall Street frontage
- M-1 Zoning

Scott's Addition is the City of Richmond's fastest growing neighborhood, home of an eclectic mix of apartments, homes, restaurants, breweries, shops and more tucked away in the northwest corner of West Broad Street and North Boulevard. With over 1,000 new residential units and a growing number of amenities, the neighborhood is quickly becoming one of the most sought over areas in the region.

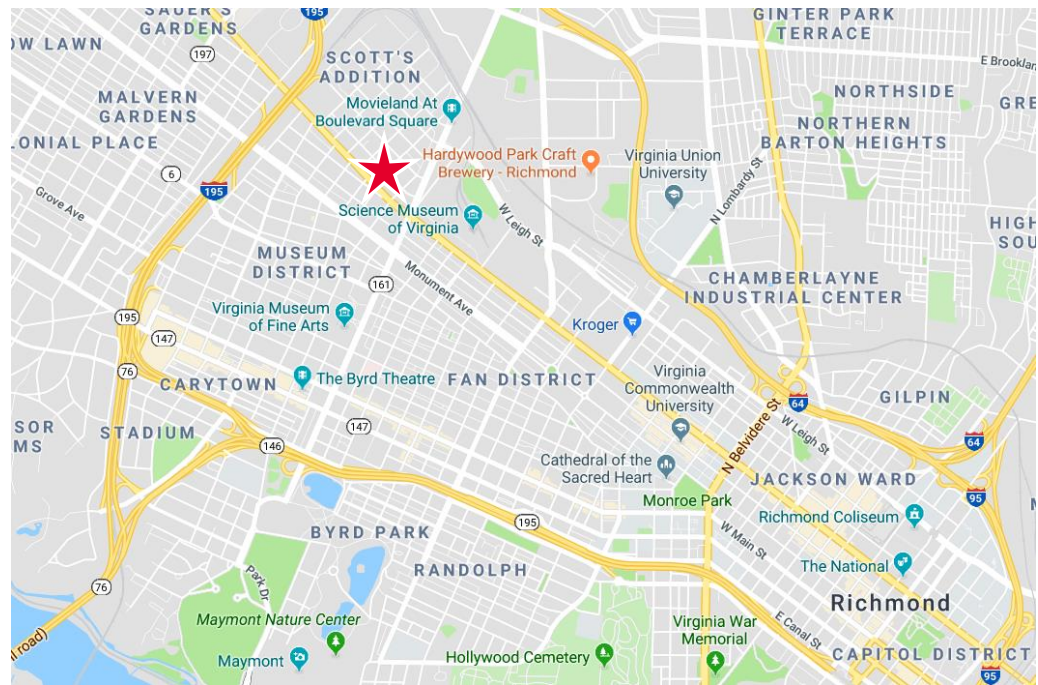
- WWW.SCOTTSSADDITION.COM/ABOUT

Join Nearby Retailers



Demographics

	0.5 Mile	1 Mile	2 Mile	3 Mile	5 Mile
Population	6,040	19,490	68,288	116,435	262,729
Est. Households	3,527	10,935	31,848	52,028	113,365
Avg. HH Income	\$69,300	\$87,292	\$81,246	\$77,442	\$68,552
Daytime Population	7,348	28,953	84,886	200,773	360,872



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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

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