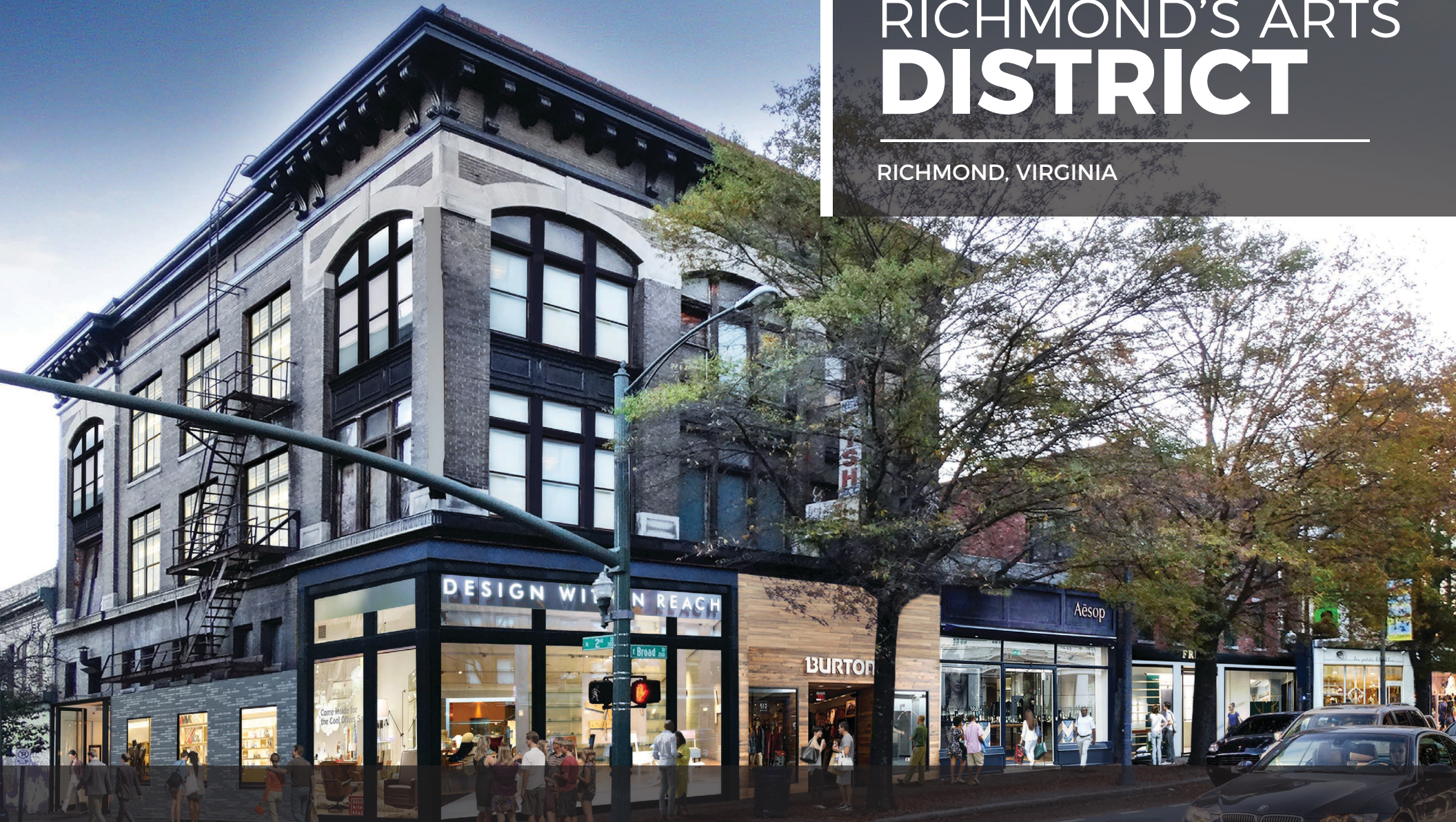


RICHMOND'S ARTS DISTRICT

RICHMOND, VIRGINIA



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**THE ARTISTIC,
CULTURAL, AND
COMMERCIAL HEART
OF RICHMOND.**

PROPERTY OVERVIEW

Douglas Development Broad Street Portfolio | Richmond, VA 23219

Located in the heart of downtown, the Broad Street Arts District is the arts, entertainment and cultural hub of the region. With easy access to the region from the heavily traveled I-95/I-64 Interstate systems, the Broad Street Arts District is also located on the newly opened Pulse Rapid Transit Bus Line which stretches from the Near West End to the edge of the City's East End.

The Broad Street Arts District is filled with the region's top restaurants, museums, and national and regional hotels. It is within easy walking of the Convention Center and the Central Business District and is surrounded by thousands of urban loft apartments and homes.

There are two City Blocks of the Arts District between East 1st and East 3rd Streets that will undergo a major renovation by Douglas Development. Once completed, it will feature hundreds of City lofts over historic storefronts filled with vibrant retailers, art galleries, markets and restaurants.

Come be a part of this exciting revitalization project and join the many retail stores, markets, fashion stores, service retailers and restaurants that make up the Broad Street Arts District.

GREATER RICHMOND
CONVENTION CENTER

ARTS DISTRICT

SITE KEY

- 1 102 E BROAD STREET
- 2 110 E BROAD STREET
- 3 112 E BROAD STREET
- 4 114 E BROAD STREET
- 5 118 E BROAD STREET
- 6 124 E BROAD STREET
- 7 308 N 2ND STREET
- 8 310 N 2ND STREET
- 9 314 N 2ND STREET
- 10 320 N 2ND STREET
- 11 200 E BROAD STREET
- 12 206 E BROAD STREET
- 13 212 E BROAD STREET
- 14 224 E BROAD STREET
- 15 310 N 3RD STREET
- 16 201 E BROAD STREET
- 17 219 E BROAD STREET



E BROAD STREET 18,000 VPD

N 4TH STREET

N 3RD STREET

N 1ST STREET

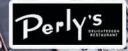
N 2ND STREET

E GRACE STREET



RAPP SESSION

E GRACE STREET



Arts District

DEMOGRAPHIC PROFILE AND STATISTICS

SOURCE: ESRI 2018

| | | |
|-------------------|---------------|----------------|
| Drive Time | 7 mins | 12 mins |
| Population | 73,451 | 208,816 |
| Households | 31,597 | 91,497 |
| Median Age | 27.9 | 34.1 |
| Average HH Income | \$56,749 | \$63,689 |

2023 Projections

| | | |
|-------------------|----------|----------|
| Population | 79,106 | 220,471 |
| Households | 34,354 | 96,689 |
| Median Age | 28.6 | 34.7 |
| Average HH Income | \$67,443 | \$75,263 |

 **92,876**

2018 DAYTIME POPULATION

\$2.68B 

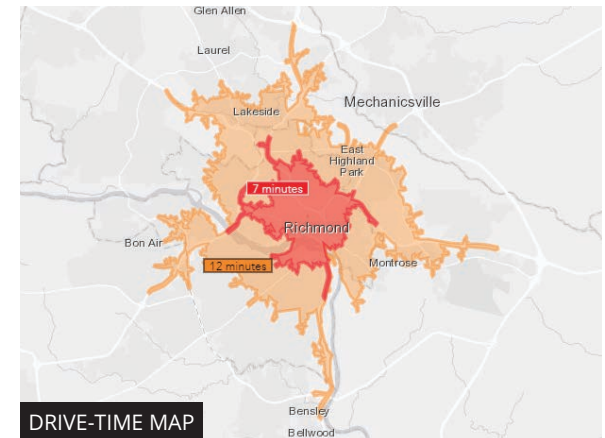
2017 RETAIL EXPENDITURE

 **32,000**

VCU STUDENT SHOPPERS

FORTUNE 500

COMPANIES IN DOWNTOWN:



DRIVE-TIME MAP

The development sits on E Broad St (18,000-26,000 VPD) and leads straight to Downtown, The State Capitol, VCU, Scott's Addition, and more. Less than 1-mile to I-95 (141,000 VPD), I-64 (99,000 VPD), and I-195 Downdown Expressway (45,000 VPD).



LOCAL RETAIL AND ATTRACTIONS

- Quirk Hotel: 2018 Top Hotels in the South, Reader's Choice Awards, Conde Nast Traveler. 2018 Top Rooftop Bars Around the World, US News & World Report.
- Ledbury Men's Clothing Flagship Store
- The National – historic concert venue
- Greater Richmond Convention Center – premier meeting and event destination
- First Fridays RVA – Signature event in the Arts District. Monthly art walk, happening year-round on the first Friday of every month.

Arts District

LOCAL AREA



SUNTRUST
julep's
SECRET SANDWICH SOCIETY
CHASE BANK
CHASE GENERAL

WELLS FARGO
at&t
Perly's

Max's
mama's
comfort.
Saison

MARRIOTT
STARBUCKS COFFEE

THE RICHMOND COLISEUM
An MGM Resorts International Property

VAGABOND
THE BOTTLE

arby's
FedEx Office
SUBWAY
CVS pharmacy
TOWNE BANK
Bank of America

Chick-fil-A
VCU Health

THE TOBACCO COMPANY
TAPHOUSE GRILL
SHOCKOE ESPRESSO
KOBÉ JAPANESE
SINE IRISH PUB & RESTAURANT
THE KITCHEN ON CARY

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