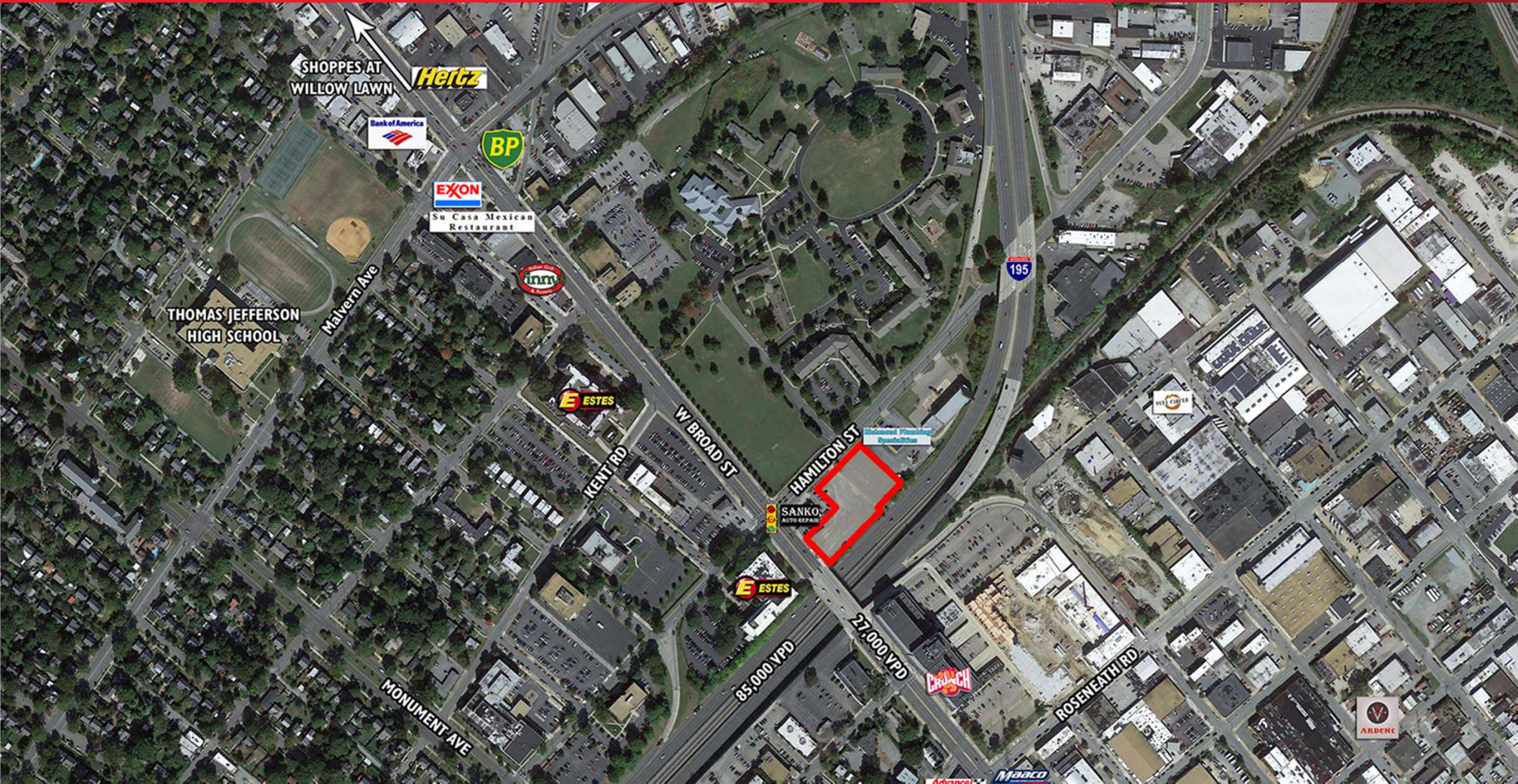




LAND FOR GROUND LEASE
 3714 W Broad Street & Hamilton Street
 Richmond, VA



For more information, contact:

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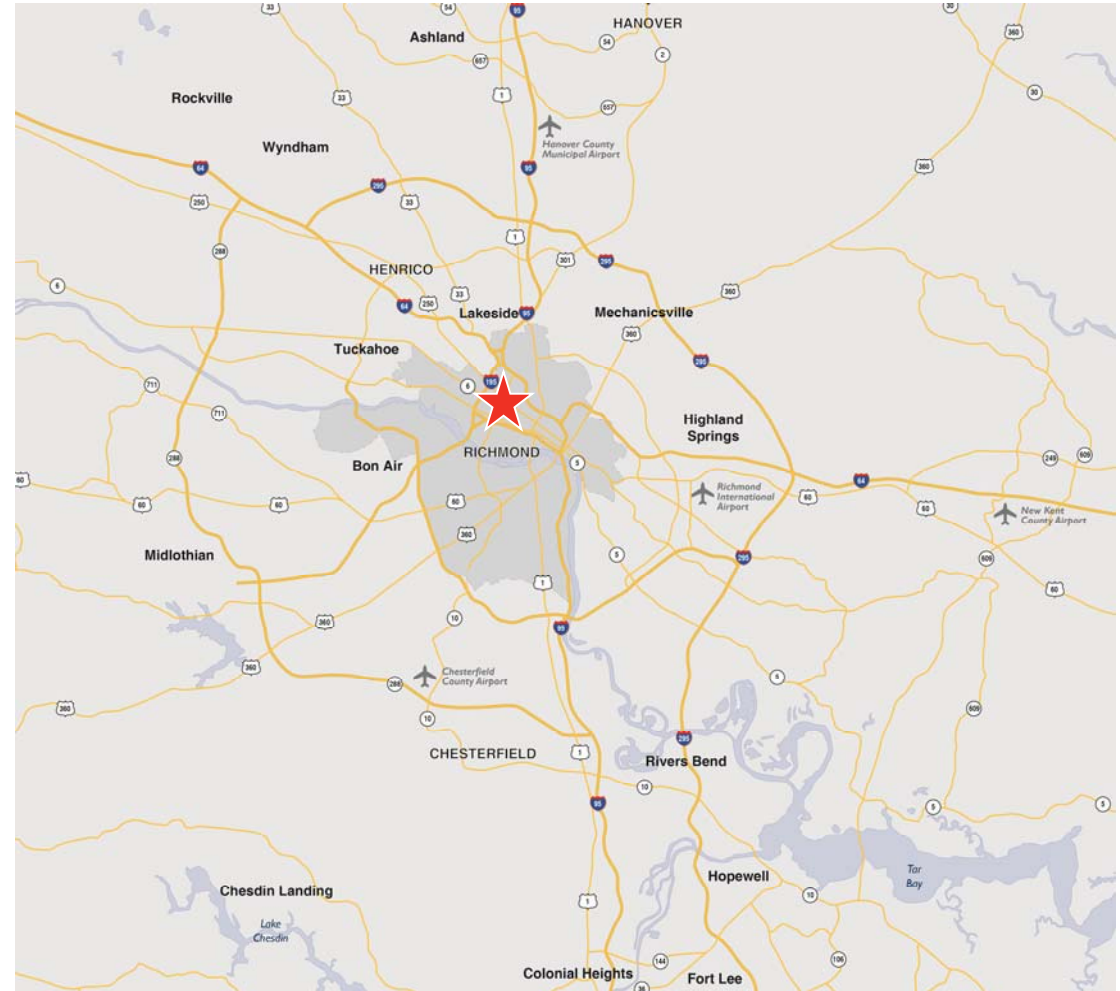
LAND FOR GROUND LEASE

3714 W Broad Street & Hamilton Street

Richmond, VA

Property Features

- Up to 1.738 acres available for ground lease (can be subdivided) or build to suit
- Located on Broad Street (Hamilton Street) I-195/I-64 on/off ramp
- Excellent visibility on West Broad Street with immediate access to the Downtown Expressway and I-64/I-195
- Close proximity to:
 - VCU (32,000 students)
 - University of Richmond (4,400 students)
 - VA Union (1,700 students)



Demographics			
	1 Mile	3 Miles	5 Miles
Population	12,972	107,116	251,245
Avg. HH Income	\$72,433	\$68,544	\$61,952
Daytime Population	25,172	106,079	238,107

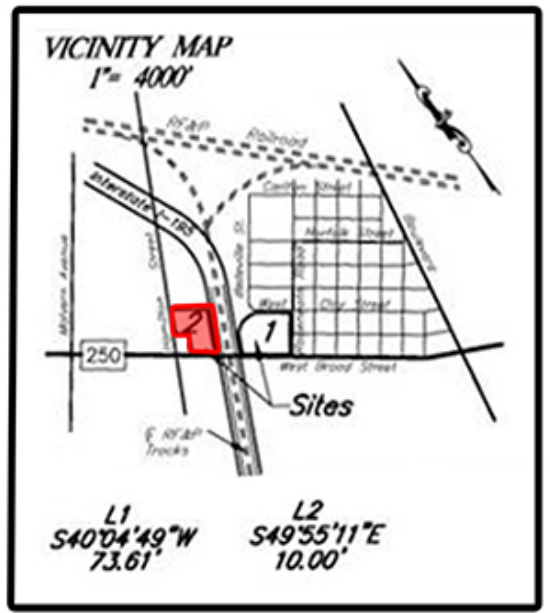
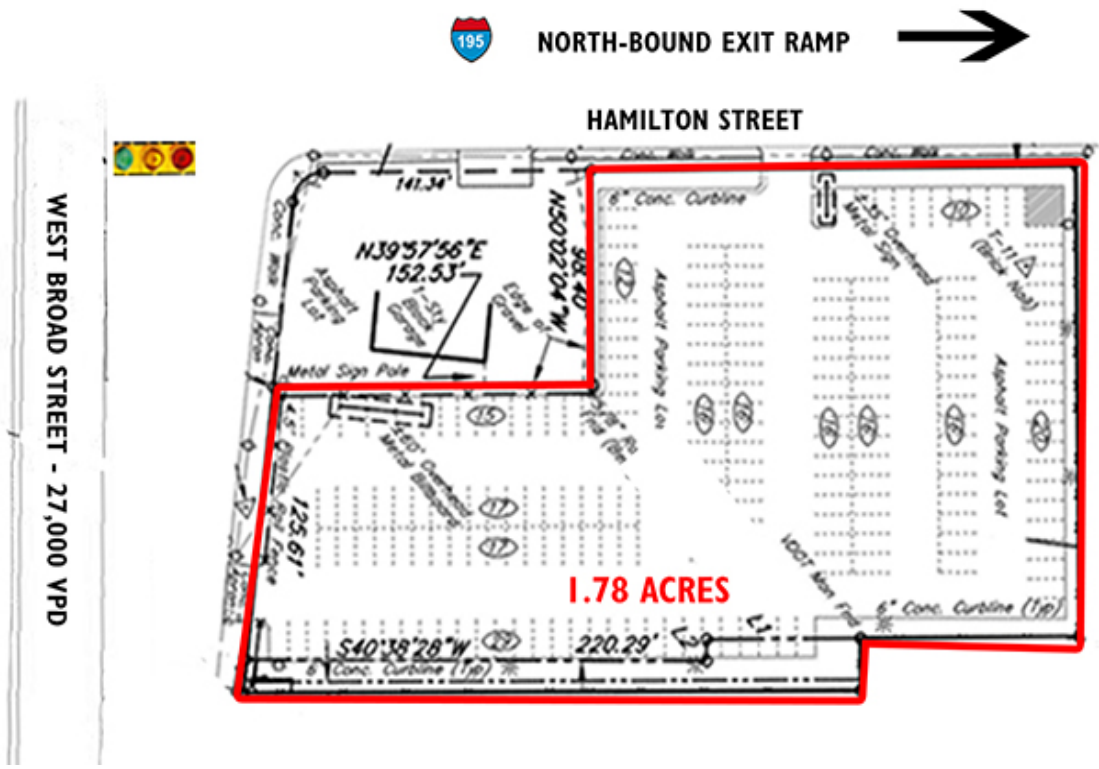
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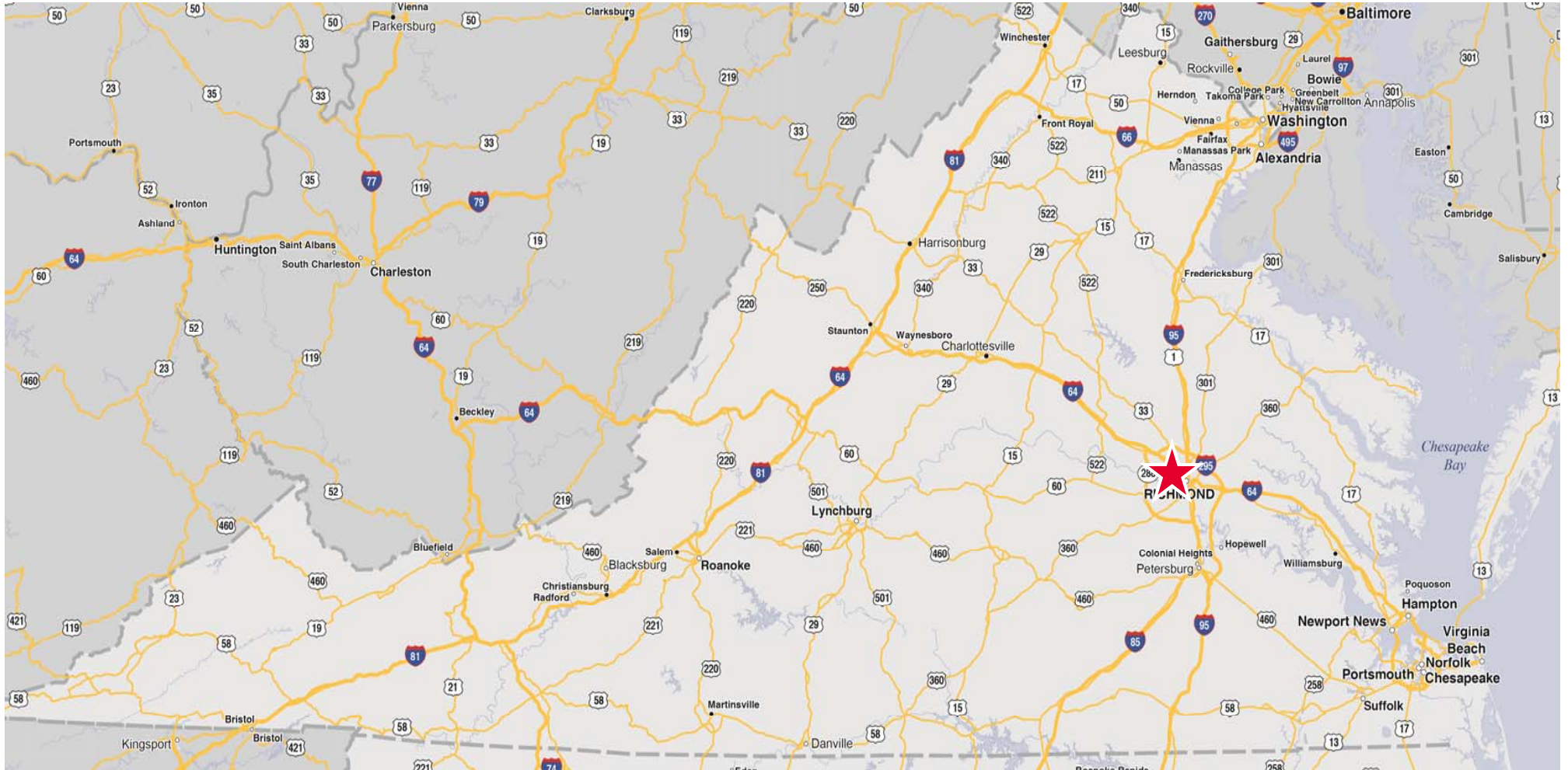


THALHIMER

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