

FOR LEASE > RETAIL/OFFICE

# Historic Brookland Park

2921-2923 North Avenue  
Richmond, VA 23222 | City of Richmond

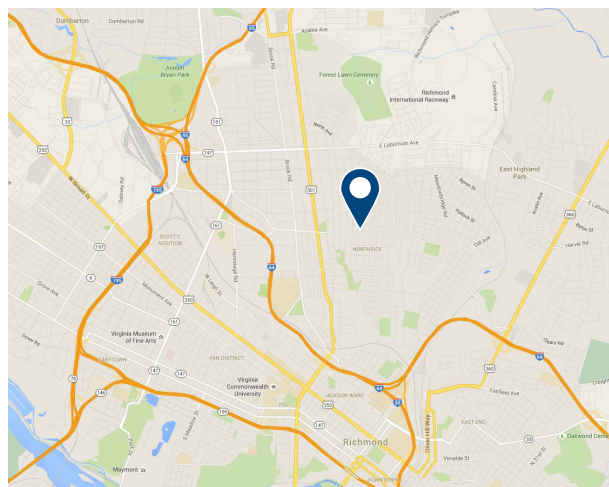
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## Property Features

- > 2,673 SF
- > Built in 1926
- > Parking
- > Good visibility
- > Zoned UB-PE7, Urban Business
- > Enterprise Zone
- > Vanilla box delivery



DEMOGRAPHIC FACTS	1 Mile	3 Miles	5 Miles
Population	16,680	125,028	240,496
Daytime Employees	3,416	131,897	196,231
Median HH Income	\$38,137	\$36,357	\$41,530

Traffic Counts:

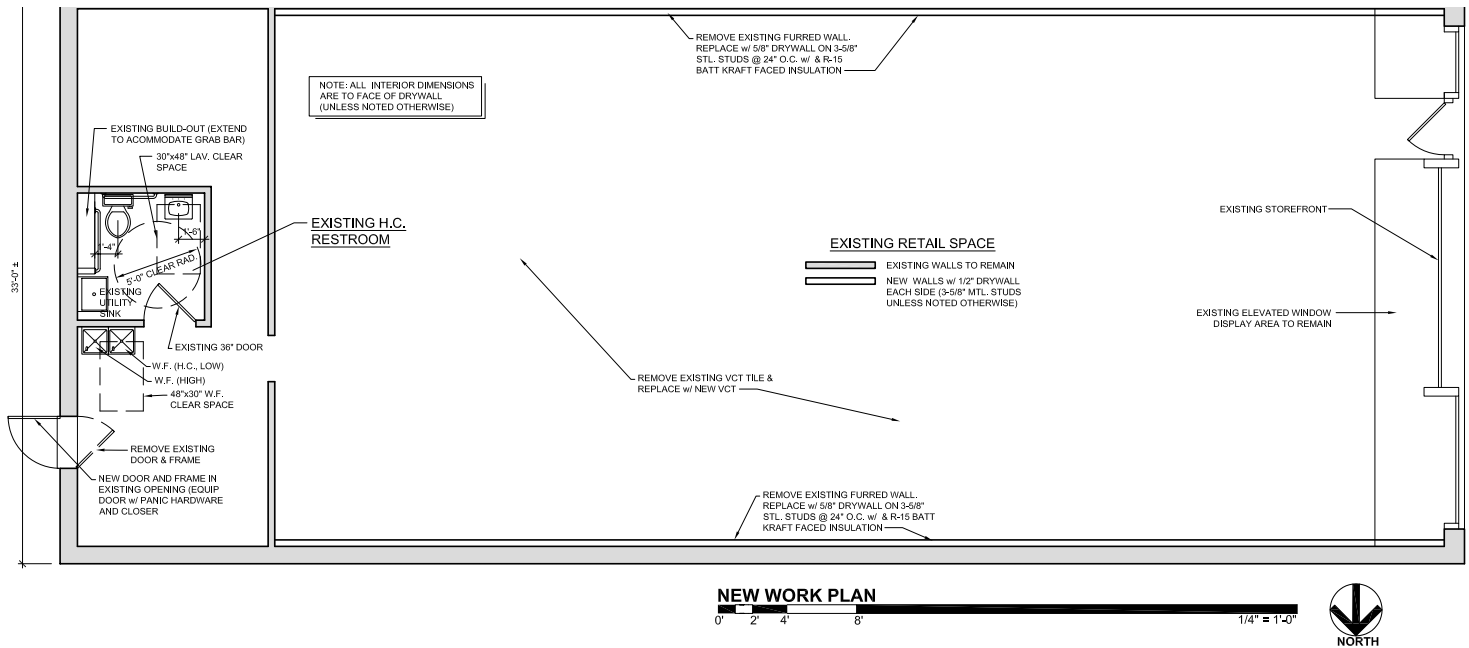
W. Brookland Park Blvd  $\pm$ 9,570 VPD

COLLIERS INTERNATIONAL  
7200 Glen Forest Drive, Suite 200  
Richmond, VA 23226  
[www.colliers.com/richmond](http://www.colliers.com/richmond)



# FOR LEASE > 2921-2923 NORTH AVENUE

LOCATED IN THE ENTERPRISE ZONE IN HISTORIC BROOKLAND PARK BOULEVARD CORRIDOR, in process of historical renovations – property will be restored to original character with updated systems - plumbing, electrical, roof, etc. Ideal for retail, studio, or creative office users. Aggressive rental rates.



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