

FOR SALE >

3010 W. Marshall Street | Richmond VA, VA 23230



Located in  
Scott's Addition

## CONTACTS

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## PROPERTY FEATURES

- > 2,800 SF office/warehouse
- > Approximately 50% finished space
- > 0.08 acres
- > Zoned B-7
- > Three phase electrical service
- > 12' ceilings in warehouse
- > One (1) 10' x 12' drive-in door
- > One (1) parking place on-site
- > Great owner/occupant opportunity (current tenant vacating property)

**REDUCED SALES PRICE**

**~~\$485,000~~ \$450,000**

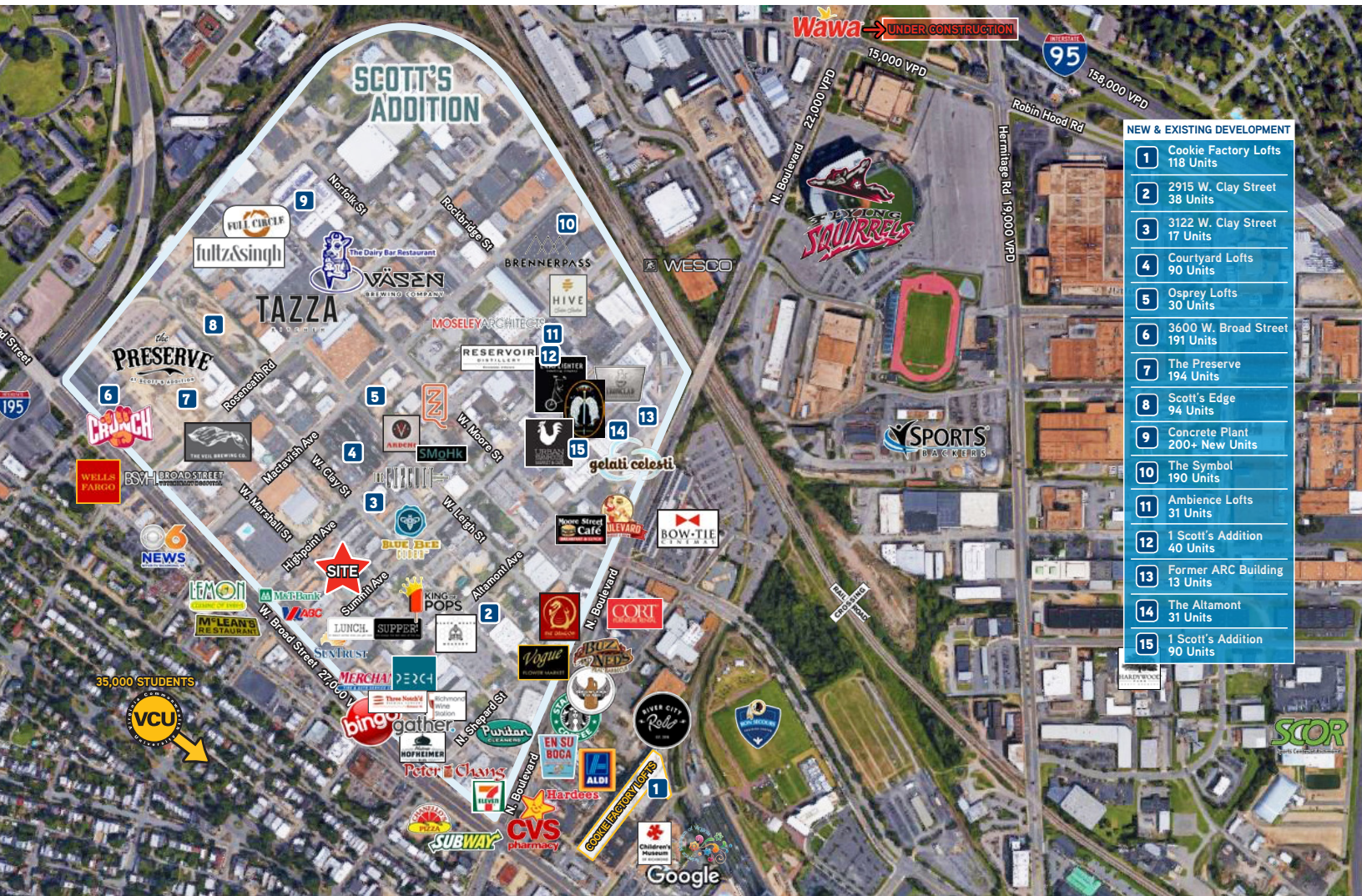
DEMOGRAPHIC FACTS	1 Mile	3 Miles	5 Miles
Population	16,789	109,840	262,811
Total Employees	22,537	144,786	239,218
Average HH Income	\$81,760	\$74,512	\$66,823

Accelerating success.



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NEW & EXISTING DEVELOPMENT	
1	Cookie Factory Lofts 118 Units
2	2915 W. Clay Street 38 Units
3	3122 W. Clay Street 17 Units
4	Courtyard Lofts 90 Units
5	Osprey Lofts 30 Units
6	3600 W. Broad Street 191 Units
7	The Preserve 194 Units
8	Scott's Edge 94 Units
9	Concrete Plant 200+ New Units
10	The Symbol 190 Units
11	Ambience Lofts 31 Units
12	1 Scott's Addition 40 Units
13	Former ARC Building 13 Units
14	The Altamont 31 Units
15	1 Scott's Addition 90 Units

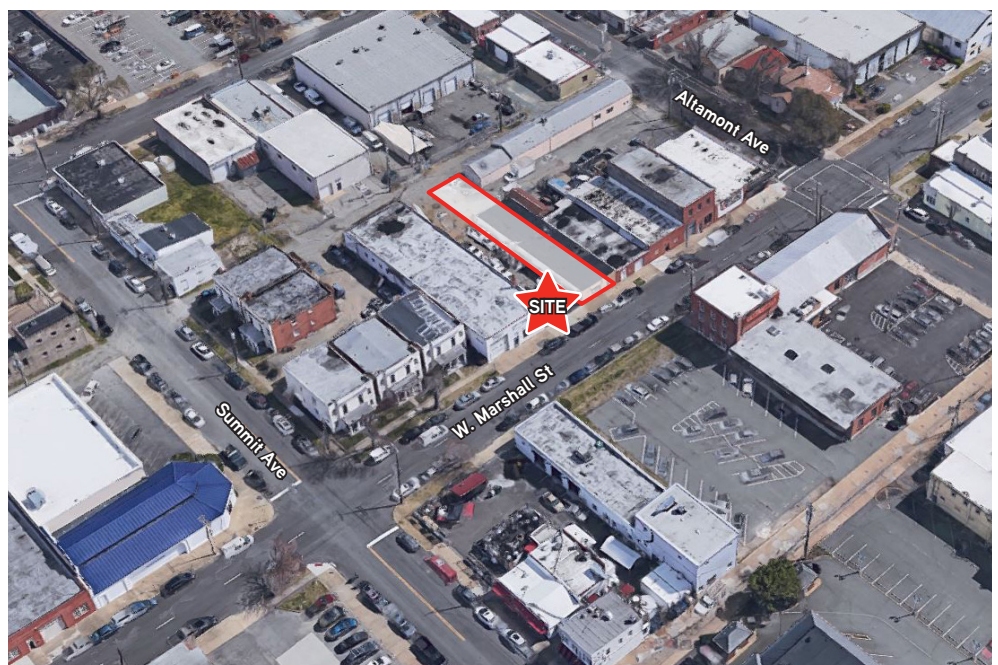
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