

**5.78± AC · RICHMOND, VA
ZONED FOR 340 APARTMENTS**



HUGE POTENTIAL, MULTIPLE USES!

**4400 W. Broad St.
5.78± AC**

*New 350-Unit
Apartment Complex
Underway*

**SCOTT'S
ADDITION
HISTORIC
DISTRICT**



4400 W. BROAD ST., RICHMOND, VA

HIGHLIGHTS

- Huge potential for multi-family site with first floor retail
- Plenty of parking, frontage on West Broad Street
- High VPD count: 47,400
- Zoned for 340 apartments
- City and county are willing to allow up to 12 stories on the site
- New 350-unit apartment complex underway less than 1 mile away
- On the Pulse Line
- Fenced lot
- Almost 6 AC, densely populated
- Just west of Scott's Addition
- All utilities on-site

**Conceptual Use*



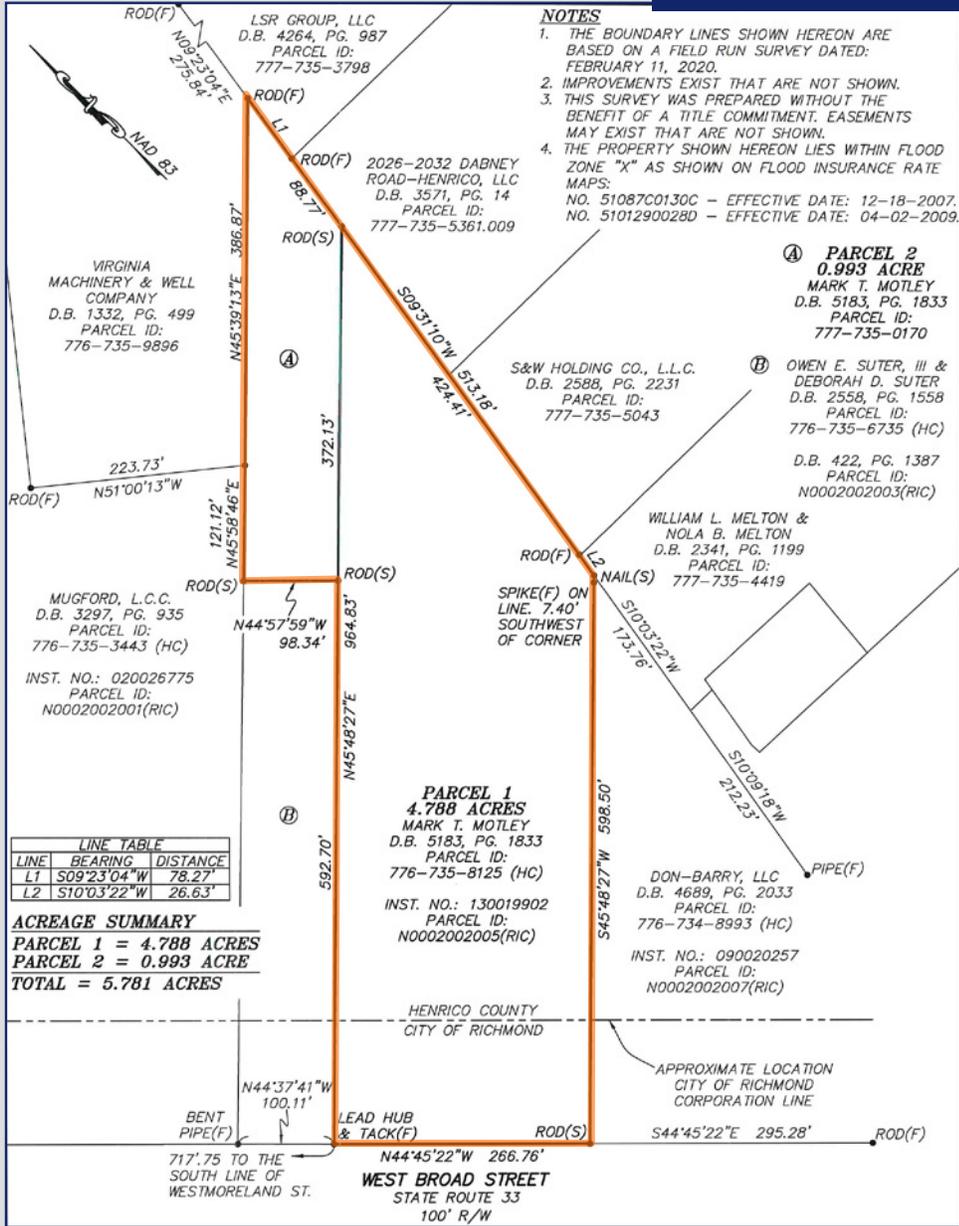
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This listing is in cooperation with Bruce Commercial Realty.



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5.78± AC PRIME REDEVELOPMENT OPPORTUNITY



DEMOGRAPHIC FACTS

	1 MILE	3 MILES	5 MILES
Population	8,181	105,736	262,964
Daytime Population	19,361	132,111	265,693
Average HH Income	\$84,557	\$64,476	\$78,833

TRAFFIC COUNTS: W. Broad St. (US Hwy 250) - 47,400± VPD



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