

**THE GAULDEN**  
— GROUP —




**FOR LEASE**



2400-2408 Northumberland Ave

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## DISCLAIMER

This brochure is intended as a reference for prospective tenants or purchasers in the evaluation of the property and its suitability for lease and/or purchase. Neither David Gaulden, The Gaulden Group or its affiliates, Real Broker LLC, Owner/Landlord or Property Manager make any representations or warranties regarding the veracity, completeness, relevance, or accuracy of the materials contained in the marketing document. Any prospective tenant(s) or purchaser(s) should complete their own due diligence to verify the property fits their needs, goals, potential use, criteria, condition, etc.

## OFFERS

All offers should be emailed directly to David Gaulden, at [david@thegauldengroup.com](mailto:david@thegauldengroup.com), in the form of a non-binding letter of intent and should at least include the following:

- 1) Lease or Purchase Price
- 2) Lease or EMD Deposit
- 3) Lease or Feasibility Term
- 4) Lease Commencement or Closing Date
- 5) Any and all special requests

Any tenant without representation may inquire directly, by email or phone, for further instruction and/or assignment.

# 3 Offering Information



FOR LEASE: \$18-\$22/rsf.

Lease Type: NNN

1,100 - 2,577 sq. ft.

Extensive CapEx Planned



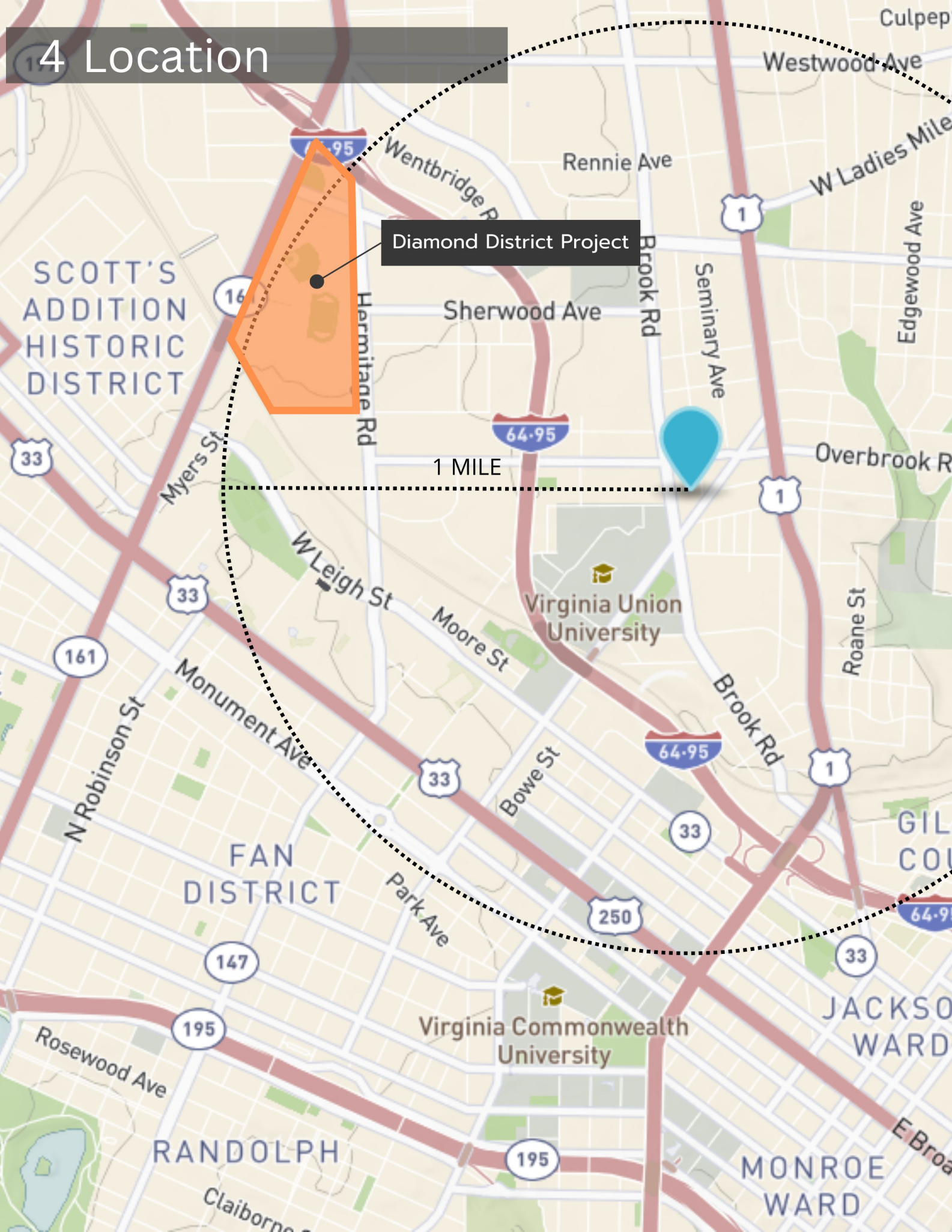
Heart of VUU | Near VCU

Proximity to Diamond Dist

Excellent Visibility | Signage

Extensive Use Zoning | B3

# 4 Location



# 5 Zoning

Richmond, VA

Greater Richmond MSA

Property Zoning  
General Business Dist (B3)

Originally intended to provide space for auto-oriented uses, the B-3 General Business District shaped the character of the corridors on the south side and other areas of Richmond by encouraging high-frequency, high-speed, regional traffic-generators that have separated one residential neighborhood from another, detracting from the development of community identity. The B-3 General Business District has been amended with the aim of improving aesthetics and walkability by reducing parking, increasing screening requirements, adding uses to provide services to nearby residents in an effort to encourage more cohesive community fabric, and mitigating the impact of auto-oriented uses on adjacent residential neighborhoods. The amendments were intended to gradually improve the character and livability of those corridors, while still providing space for businesses to provide services.

**Best Uses For This Property:**

Small Restaurant/Cafe - 1,100 rsf endcap | Retail/Services - 1,500 in-line | Office - 2nd floor with 2,577 rsf no elevator. Contact agent for a full list of uses per Richmond Municode.

## Major Industries in Richmond, VA



Health Care &  
Social Assistance



Educational  
Services



Retail Trade

# 6 Our Process

*Contact us to schedule a tour!*

Industry Leading Service  
Unmatched Communication  
100% Fiduciary Responsibility

PHONE:  
804-869-3059

EMAIL:  
david@thegauldengroup.com

WEBSITE:  
www.thegauldengroup.com

## *Tour*

We'll schedule a time to visit the property and see if it's a fit for your goals and business as quickly as possible.

## *Offer*

We'll assist with providing any needed documentation so you can make the best decision before placing your offer.

## *Close*

We will work with your team or attorney to get you leased and started stress free.

# 7 Contact



The Gaulden Group is a commercial sales and leasing consultant based in the Greater Richmond area powered by Real Broker LLC. We bring a wealth of knowledge and experience to the local real estate market, while being a leading innovator when it comes to the use of videography and social media targeting in commercial real estate. The Gaulden Group specializes in providing first-class real estate services, with a focus of providing unparalleled value to their clients through the use of creative marketing techniques and first class communication. By combining the personalized touch of a local brokerage with the complexity and expertise of a global leader, we can focus on building partnerships with our clients and create tailored plans that achieve strategic goals across all asset and class types.



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