

FOR LEASE

900 SF AVAILABLE

2206 E Main St | Richmond, VA 23223



S.L. NUSBAUM
REALTY CO.



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PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agents
Building Size:	1,802 SF
Available SF:	900 SF
Year Built:	1894

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,763	19,417	39,384
Daytime Population	6,937	60,639	91,171
Total Households	5,300	12,116	22,042
Average HH Income	\$101,731	\$101,193	\$90,360

PROPERTY OVERVIEW

Prime first-floor commercial space located in the heart of Shockoe Bottom, featuring prominent Main Street storefront exposure at 2206 E Main St

PROPERTY HIGHLIGHTS

- Located in the vibrant Shockoe Bottom district, surrounded by dining, retail, and multifamily
- Flexible layout with patio
- Close proximity to Manchester, Church Hill, and the CBD
- Easy access to I-95, I-64, and Downtown Richmond
- Newly Renovated historic building
- **Enterprise Zone Opportunity!**

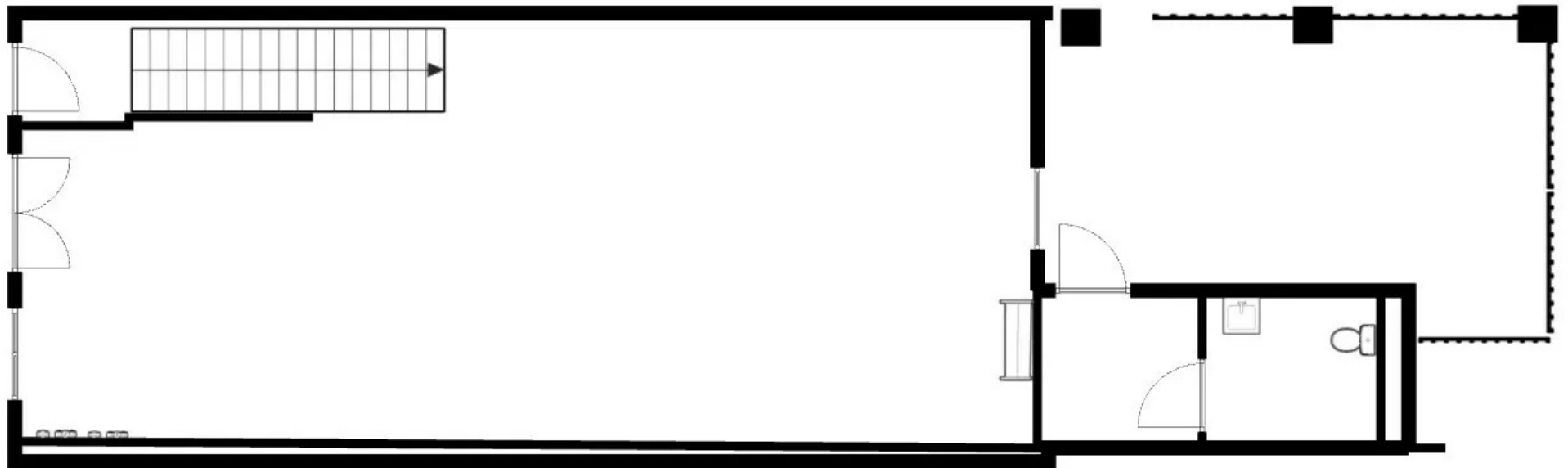
FLOOR PLAN

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TRADE AREA

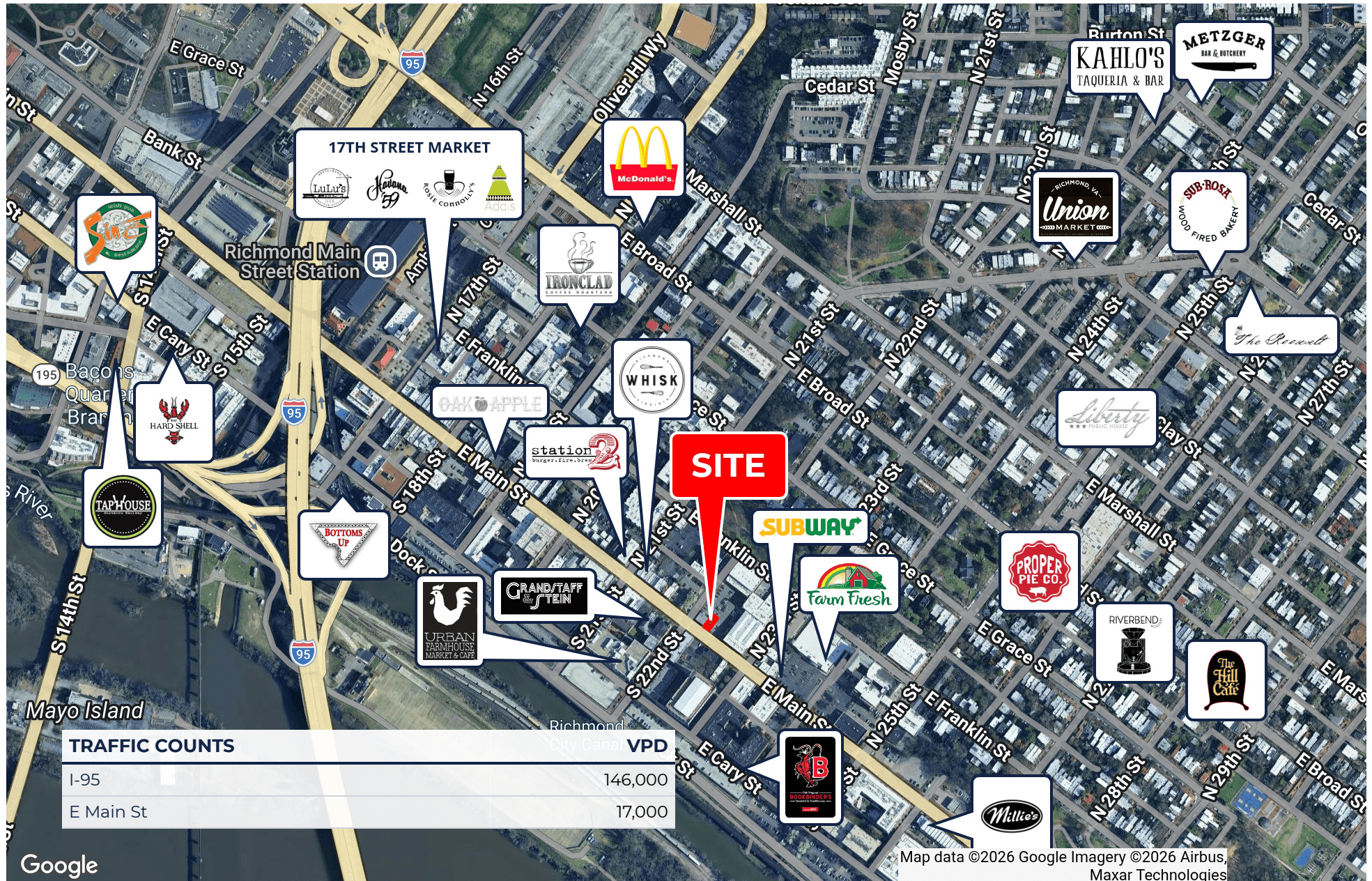
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CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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