



altitude on main

801 E. MAIN STREET
RICHMOND, VA 23219

3,537 SF

4,950 SF



PROPERTY HIGHLIGHTS

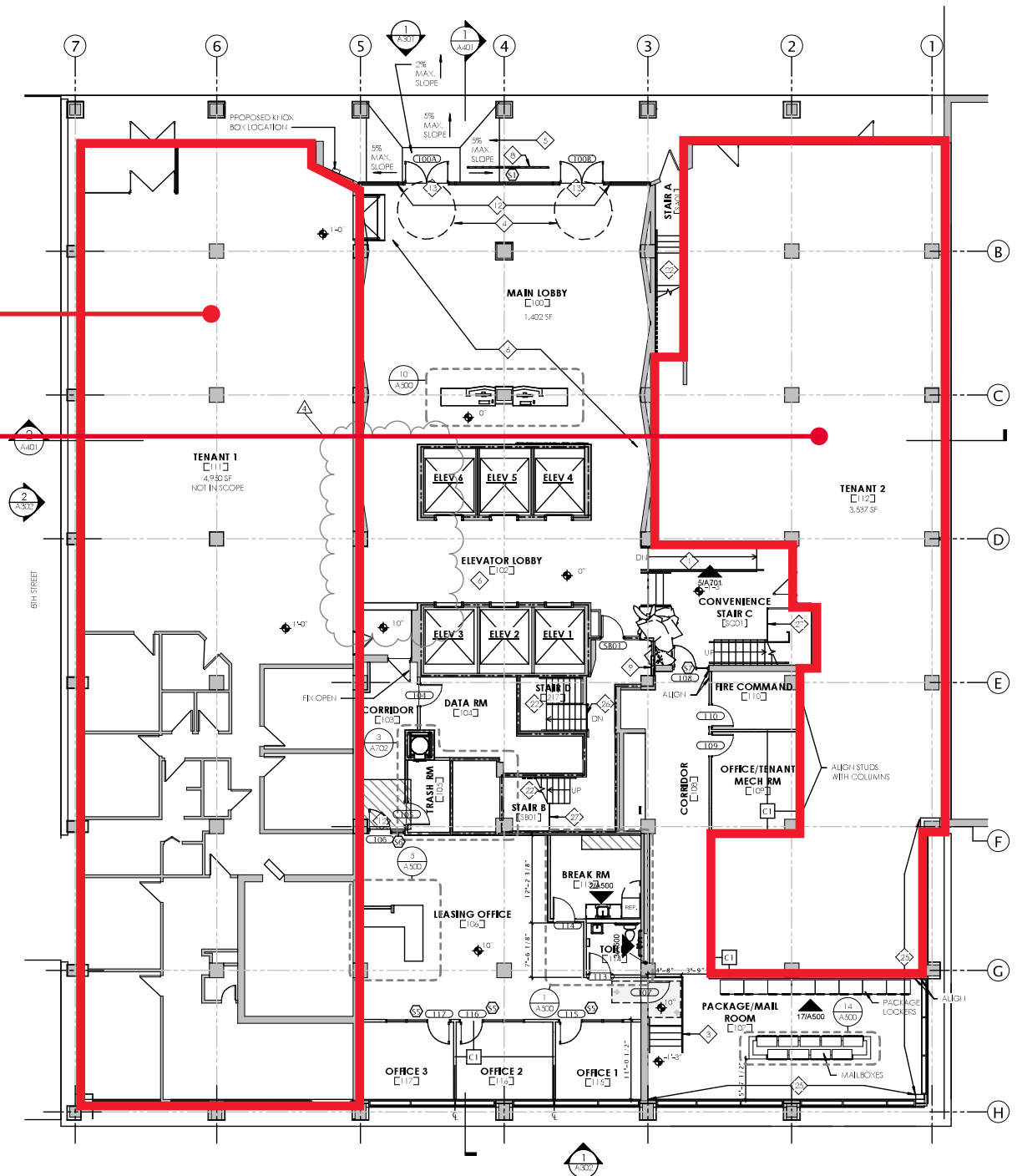
- Prime Retail at the corner of 8th and Main
- 4,950 SF corner suite and 3,537 SF with Main St frontage
- Prominent street presence with glass façade and 14'+ ceiling heights
- 302 new apartment units on-site with modern amenities [altitude on main website](#)
- 366 parking spaces on-site
- Located in the heart of the CBD, surrounded by office, hotels and newly converted apartment buildings
- Walking distance from new venue 7,500 pp capacity [Allianz Amphitheater](#) at Riverfront & new and improved [Brown's Island](#)
- [CoStar Group, Inc. new 26 story](#), 750,000 SF office tower nearby with 2,300 employees and 1,000 more hires in 2025
- Excellent opportunity for restaurants and service oriented businesses
- Available Q2 2026



SUITE FLOOR PLANS

Tenant 1: 4,950 SF

Tenant 2: 3,537 SF





Virginia Named #2 Top State for Business - CNBC, 2023

Located in the center of Virginia and situated along the James River, the Richmond Metropolitan Statistical Area (MSA) is home to over 1.3 million residents. Propelling its population growth, both small business and Fortune giants have selected Richmond to be their host and home. Between April 2022 and April 2023, Richmond added 87,000 jobs with the largest gains in the hospitality and health services sectors. Private sector companies in industries as diverse as banking, insurance, biotechnology, manufacturing, and transportation consistently choose Richmond to either locate or expand operations. The highly educated workforce, diverse communities, low cost of living and overall high-quality of life creates a thriving and dynamic region in which to do business.



1.3 M
POPULATION



728,000
LABOR
FORCE



\$82,249
MEDIAN HH
INCOME



521,202
TOTAL HOUSING
UNITS



41.4%
ASSOCIATE
DEGREE OR
HIGHER

MAJOR ATTRACTIONS

- Allianz Amphitheater
- Dominion Energy Riverrock Sports & Music Festival
- Flying Squirrels Minor League Baseball Team
- Maymont Historic Estate
- Virginia Museum of Fine Arts
- James River Parks: Belle Isle, Pony Pasture, Brown's Island
- Science Museum of Virginia
- Scott's Addition Historic District
- Carytown
- Lewis Ginter Botanical Garden
- Short Pump Town Center
- The Richmond Symphony
- The Virginia State Capitol

MAJOR EMPLOYERS

- **10,000+ EMPLOYEES**
 - VCU Health System
 - Capital One Financial
 - HCA Virginia Health System
- **3,000 – 9,000 EMPLOYEES**
 - Bon Secours Richmond
 - Virginia Commonwealth University
 - Dominion Energy
 - Truist
 - Amazon
 - Altria Group

HOSPITALS

- VCU Health
- HCA Virginia Health System
- Bon Secours Health System
- VA Richmond Healthcare System

COLLEGES & UNIVERSITIES

- **Virginia Commonwealth University (VCU)**
 - 21,394 Undergrad
- **The University of Richmond (UR)**
 - 4,350 Undergrad
- **Virginia State University (VSU)**
 - 3,659 Undergrad
- **Virginia Union University**
 - 2,170 Undergrad
- **Randolph-Macon College**
 - 1,554 Undergrad
- **Reynolds Community College**
 - 2,270 Undergrad
- **Brightpoint Community College**
 - 1,985 Undergrad



HIGHLY DIVERSIFIED AND SOUND ECONOMY

Richmond, Virginia is one of the top 50 largest metropolitan areas in the country and is consistently ranked as one of the top places to live and relocate a business. A thriving secondary market with historically low unemployment, Richmond benefits from its diverse economy and is presently home to eleven Fortune 1000 companies, including seven Fortune 500 companies across various industries such as insurance, retail, agriculture, manufacturing and finance. An affordable, high quality of life enables businesses to attract workers with the right skills without the prohibitively high cost. Workers compensation and unemployment compensation costs in Richmond are among the lowest in the nation and the city benefits from having a diverse economic base that includes a substantial government presence, as well as manufacturing, education, financial services, retail and distribution services.

1.3 MILLION

RICHMOND MSA POPULATION

5 MAJOR UNIVERSITIES

ACROSS THE RICHMOND MSA

TOP 25

CITY TO START A CAREER (WALL STREET JOURNAL)

11 FORTUNE 1000

COMPANY HEADQUARTERS

#1 TRENDING MILLENNIAL LOCATION IN VIRGINIA

3% UNEMPLOYMENT RATE

FORTUNE 500 EMPLOYERS WITH RICHMOND AREA HQ

ARKO



**Dominion
Energy**



Altria



PFG



Genworth



CARmax



MARKET OVERVIEW

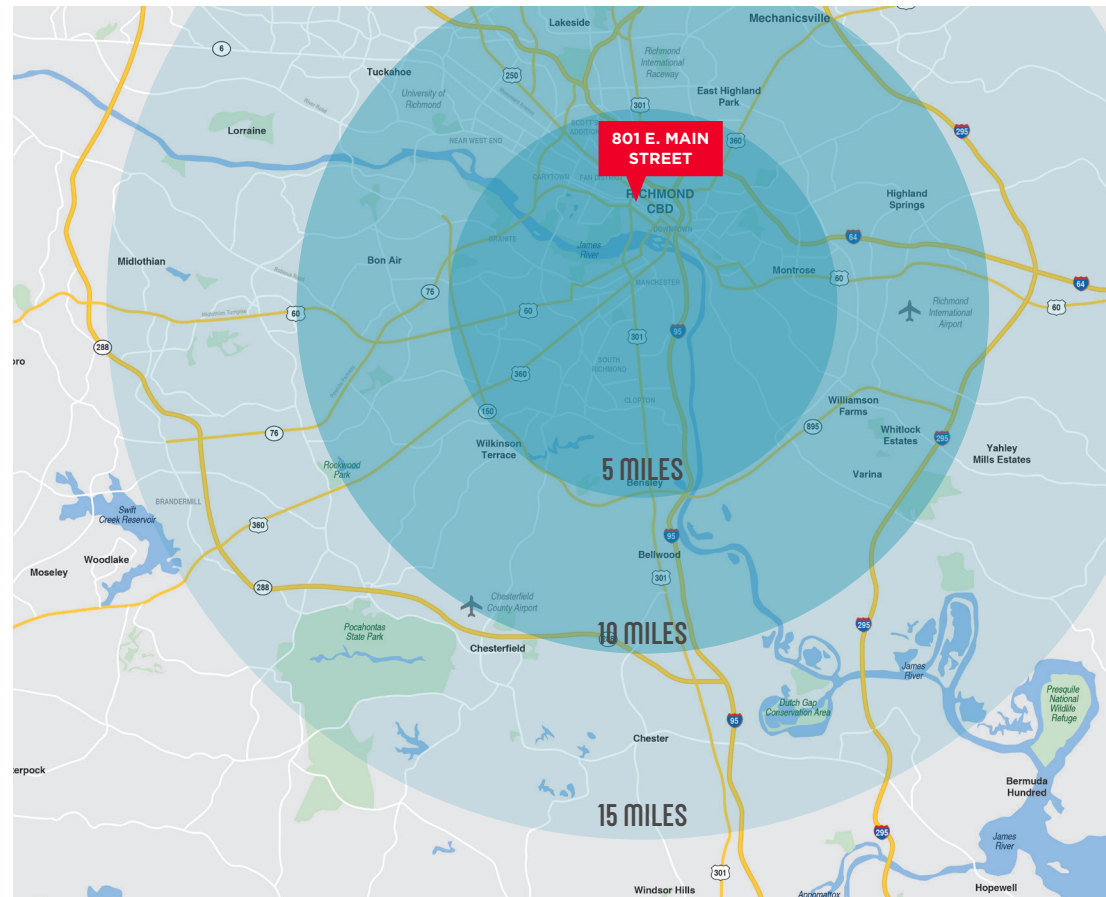
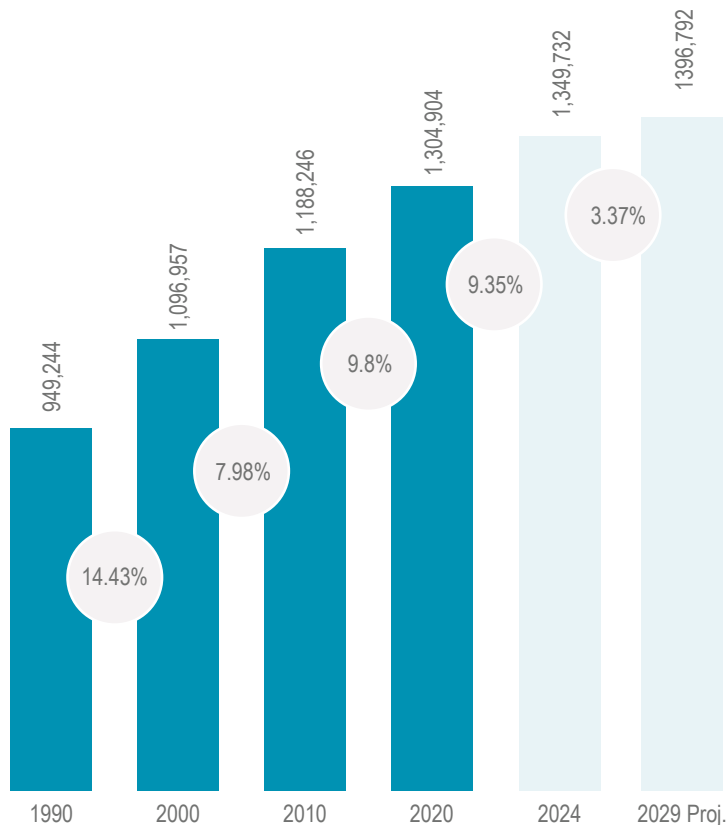
POPULATION GROWTH

Richmond has seen consistent population growth over the last 20 years growing from the 49th to the 44th largest MSA nationally in under a decade. As mentioned, Richmond is currently home to just under 1.3 million residents. The area's population grew 7.9% from 2000 to 2010 and 9.8% from 201-202 growth with forecasts anticipate an additional 8% 2020-2030. Richmond's workforce is also highly educated with 71% of the population attaining a bachelor's degree or higher. With a highly educated, diverse workforce, and positive market fundamentals, the Richmond area can rely on continued growth for the foreseeable future.

A LOOK AT DEMOGRAPHICS

2024 DEMOGRAPHICS	0-5 MILES	5-10 MILES	10-15 MILES
Total Population	268,712	419,706	296,521
Households	121,751	167,117	111,140
Avg Household Income	\$97,477	\$112,632	\$158,479
Avg Home Value	\$377,117	\$352,031	\$376,881
Median Age	33.6	40.0	41.5
Percentage Population 18+	82.9%	79.6%	78.5%
Percentage Above High School Graduate	67.9%	66.6%	78.9%

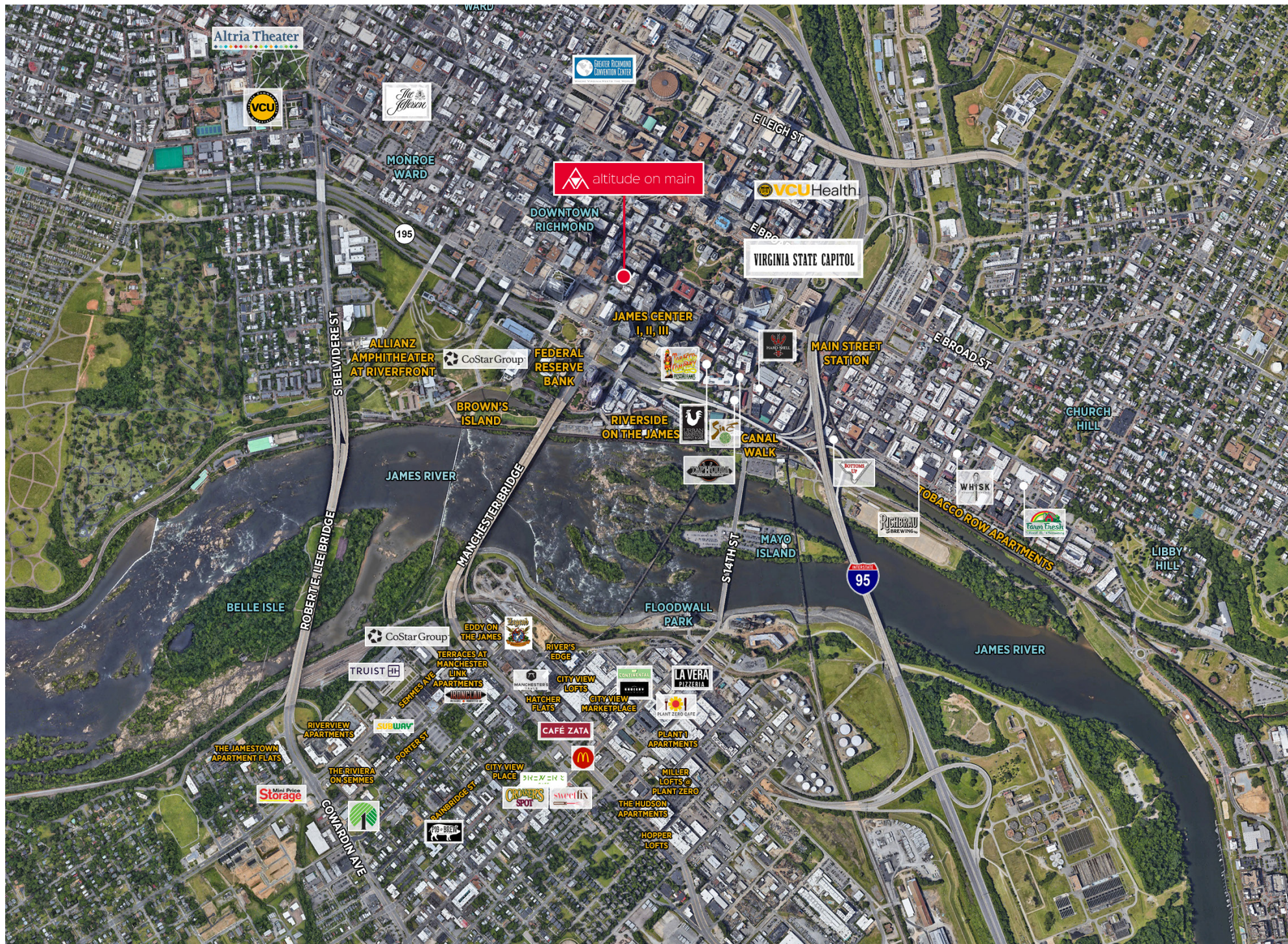
RICHMOND POPULATION GROWTH



SITE AERIAL



DOWNTOWN AERIAL





THALHIMER



altitude on main

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