

An aerial photograph of Richmond, Virginia, showing a dense urban landscape with various buildings, streets, and a river. The image is overlaid with a semi-transparent blue filter. A central white square contains the text '7TH & MAIN' in a bold, dark blue serif font. Below this square, the text 'RICHMOND, VIRGINIA' is written in a smaller, dark blue sans-serif font. At the bottom of the page, there is a white horizontal bar containing the text 'EXECUTIVE SUMMARY' on the left and the JLL logo on the right.

7TH & MAIN

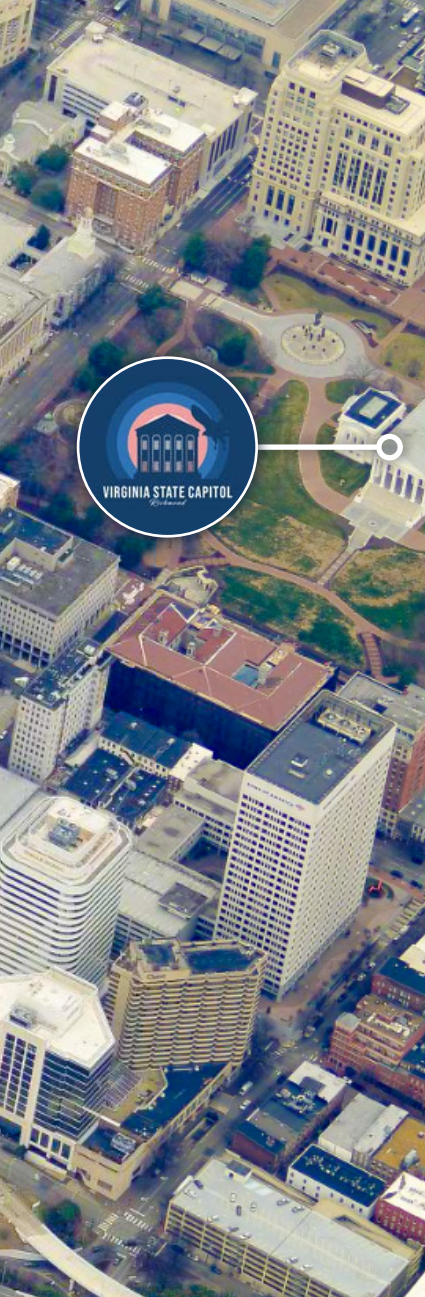
RICHMOND, VIRGINIA



Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive representative for the Owner, is pleased to present this offering for the sale of 703 East Main Street ("7th & Main," the "Property," or the "Site"), a 1.23-acre development site located at 703 East Main Street in Richmond, Virginia. The B-4 zoning offers a range of business plan options and allows for a maximum density of up to 6.0 FAR subject to approval. 7th & Main provides a tremendous opportunity to develop a landmark space at the center of downtown Richmond with a multitude of potential end uses.

The Property is located between the James River and the Greater Richmond Convention Center in the heart of Richmond's Business District - central Virginia's hub for business, culture, and history. The Site sits just blocks away from the Virginia State Capital in a highly amenitized micro-location, with over 1.5M square feet of retail and 3,500 multifamily units within a half-mile radius, creating a desirable setting for tenants, tourists, and residents. Richmond's downtown is among the fastest growing in Virginia with strong fundamentals; it has seen 48% population growth since 2020, nearly four times the entire city's growth rate over that period. Richmond's downtown is undergoing an immense transformation, with 75 development projects totaling \$3.6B completed or underway between 2019 and 2022. This development is driven by projects in the immediate vicinity of the Site, as Douglas Development's recently converted Dominion's Eighth & Main tower to residential, located adjacent to 703 E Main.

7th & Main presents a unique opportunity to acquire a prime development site in an attractive location and is positioned to create a vibrant destination that will become one of the pillars of Richmond's Central Business District.



PREMIER RICHMOND CBD DEVELOPMENT SITE

1.23-Acre Site in the Heart of Downtown Richmond just Steps Away from the Virginia State Capital



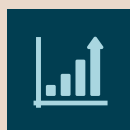
FLEXIBLE ZONING

B-4 Zoning Allows for a Range of End-Uses with a Maximum Density of 6.0 FAR (~320,000 GSF)



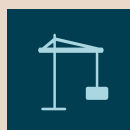
RENOWNED AMENITY BASE

Highly Amenitized Micro-Location with over 1.5 M Square Feet of Retail and 3,500 Multifamily Units within ½ Mile



STRONG MARKET FUNDAMENTALS

48% Increase in Downtown Residents between 2010 and 2020, Nearly Four Times the Population Growth Rate of the Entire City over that Period



TRANSFORMING DOWNTOWN SUBMARKET

The Richmond office market recorded 127,000+ SF of positive absorption and over 550,000 SF of leasing activity in Q3 2025



TRANSIT-ORIENTED DEVELOPMENT

Immediate Proximity to Richmond's Main Street, Providing Access to Richmond International Airport via Interstate-64 and the East Coast's Largest Cities via Interstate-95

ADDRESS

703 E Main St,
Richmond, VA
23219

ACRES

1.23 Acres

ZONING

B-4
(Central Business District)

SITE

53,578
Square Feet

ZONING DESCRIPTION

703 E Main Street is developable up to 6.0 FAR comprising a range of uses. This land can be used for up to 320,000 square feet of development

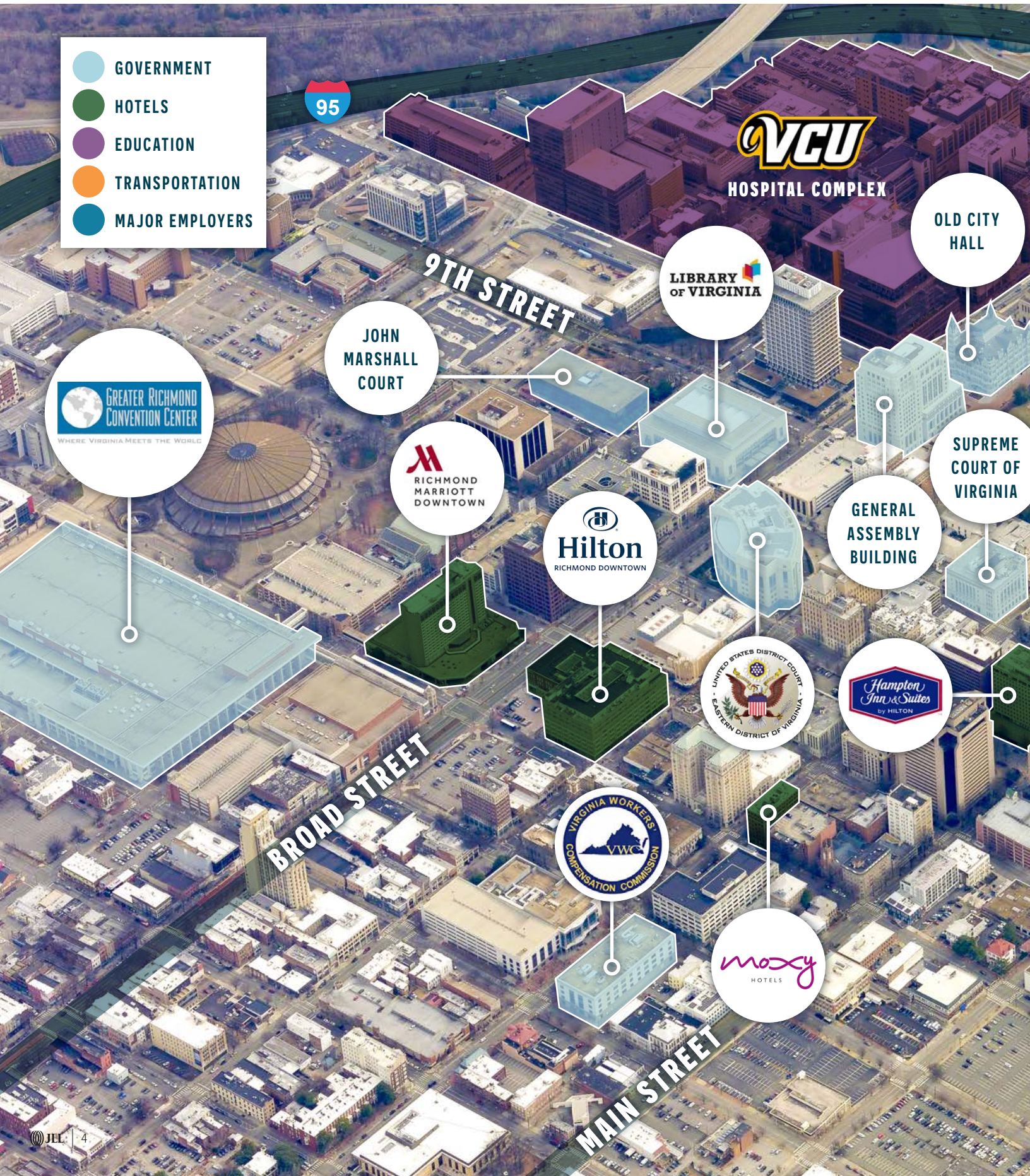
APPROVED FOR

Residential, office, and other commercial uses (including hotel, retail, restaurant and more).

DENSITY

6.0 FAR

SURROUNDED BY RICHMOND'S BIGGEST DEMAND DRIVERS





VIRGINIA DEPARTMENT OF
EDUCATION

RICHMOND
MAIN STREET
STATION
AMTRAK

VIRGINIA STATE CAPITOL

VDH

BANK OF AMERICA
THE BANK
OF AMERICA
CENTER

COURTYARD
BY MARRIOTT

UNITED STATES COURT OF APPEALS

OMNI HOTELS

THE COMMONWEALTH

TRUIST
TRUIST PLACE

1,000,000 SF
JAMES CENTER

7TH &
MAIN

FEDERAL RESERVE BANK
OF RICHMOND

Dominion
Energy
950,000 SF
HQ

CoStar
400,000 SF
BUILD-TO SUIT
TOWER

7TH & MAIN SITS IN THE HEART OF RICHMOND'S REIMAGINED DOWNTOWN

In 2009, Richmond launched a development plan for the future of Downtown Richmond. Since then, Richmond's CBD has blossomed. Between 2019 and 2022, over 75 development projects totaling \$3.6 B have been completed or are underway with many more planned. 703 E Main's central location stands to benefit from this influx of capital into the city's downtown.



PRO-BUSINESS ENVIRONMENT & UNPARALLELED DEMOGRAPHICS

VIRGINIA RANKED #4 STATE FOR BUSINESS IN 2025

VIRGINIA HAS CAPTURED TOP HONORS SIX TIMES — MORE THAN ANY OTHER STATE — AND WAS THE FIRST STATE TO NOTCH BACK-TO-BACK WINS IN 2020 AND 2021

ONE OF THE HIGHEST-EDUCATED WORKFORCES IN THE COUNTRY, HOLDING THE SPOT AT #1 IN THE NATION FOR EDUCATION

THIRD HIGHEST CONCENTRATION OF SCIENCE, TECHNOLOGY, ENGINEERING AND MATH (STEM) WORKERS

#1

STATE FOR CYBER/
SECURITY
EMPLOYMENT

#2

LARGEST ARTIFICIAL
INTELLIGENCE HUB
AFTER BAY AREA

#1

TECH TALENT
PIPELINE

RICHMOND IS HOME TO EIGHT FORBES 1000 COMPANIES



Altria

ARKO
A Family of Community Brands

BRINKS

CARmax



**Dominion
Energy**

NewMarket

PFG Performance Food Group



Universal

RICHMOND IS HOME
TO TWO PROMINENT
UNIVERSITIES
CONTINUALLY RANKING
AMONG THE NATIONS TOP
UNIVERSITIES

UNIVERSITY OF RICHMOND

#32 LIBERAL ARTS COLLEGE IN THE NATION

VIRGINIA COMMONWEALTH UNIVERSITY

DESIGNATED TIER 1 DOCTORAL UNIVERSITY HIGHEST
RESEARCH ACTIVITY BY THE CARNEGIE CLASSIFICATION OF
INSTITUTIONS OF HIGHER EDUCATION

RICHMOND DEMOGRAPHICS SNAPSHOT



\$103,245

AVERAGE HOUSEHOLD INCOME



\$497,506

AVERAGE HOME VALUE



46%

POPULATION WITH
BACHELOR'S DEGREE+



4.2%

UNEMPLOYMENT RATE



83.7%

WHITE COLLAR WORKFORCE

Source: ESRI

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