

**FOR LEASE**

**2300 Dumbarton Street  
Richmond, VA 23228**



**COMMONWEALTH**  
COMMERCIAL REAL ESTATE SOLUTIONS



## **Hatcher Memorial Baptist Church**

- 6,172 SF daycare/pre-school opportunity
- 12 classrooms configured for childcare and early education
- Dedicated infant care unit with kitchen & dishwasher
- Access to outdoor playground area
- On-site washer & dryer
- Located in a secure, controlled building environment
- Ample natural light throughout classrooms
- Multiple restrooms and support areas
- Convenient drop-off/pick-up circulation
- Located within an established community church campus
- Lease Rate: \$18/SF, full service

This document has been prepared for informational purposes only. All information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein.

For More Information:

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# Property Photos



# Site Plan (East Wing)

6,172 SF - 12 classrooms



# Market Overview

Dumbarton / North Richmond / Lakeside

## Area Highlights

The property is situated along Dumbarton Street in North Richmond, near the Lakeside and Brookland Park neighborhoods—an area characterized by established residential communities, community-oriented uses, and convenient access to major transportation corridors. The location benefits from proximity to I-95 and I-64, allowing easy access for staff and families commuting from across the greater Richmond area.

Surrounding neighborhoods feature a strong family presence and long-standing community institutions, supporting consistent demand for childcare and early education services. The combination of accessibility, neighborhood density, and community-focused surroundings makes this location well-suited for a daycare or pre-school operator seeking long-term stability and visibility within a residential market.

### Neighborhood Dining & Retail

Nearby Lakeside Avenue provides local restaurants, cafés, and neighborhood-serving retail options.

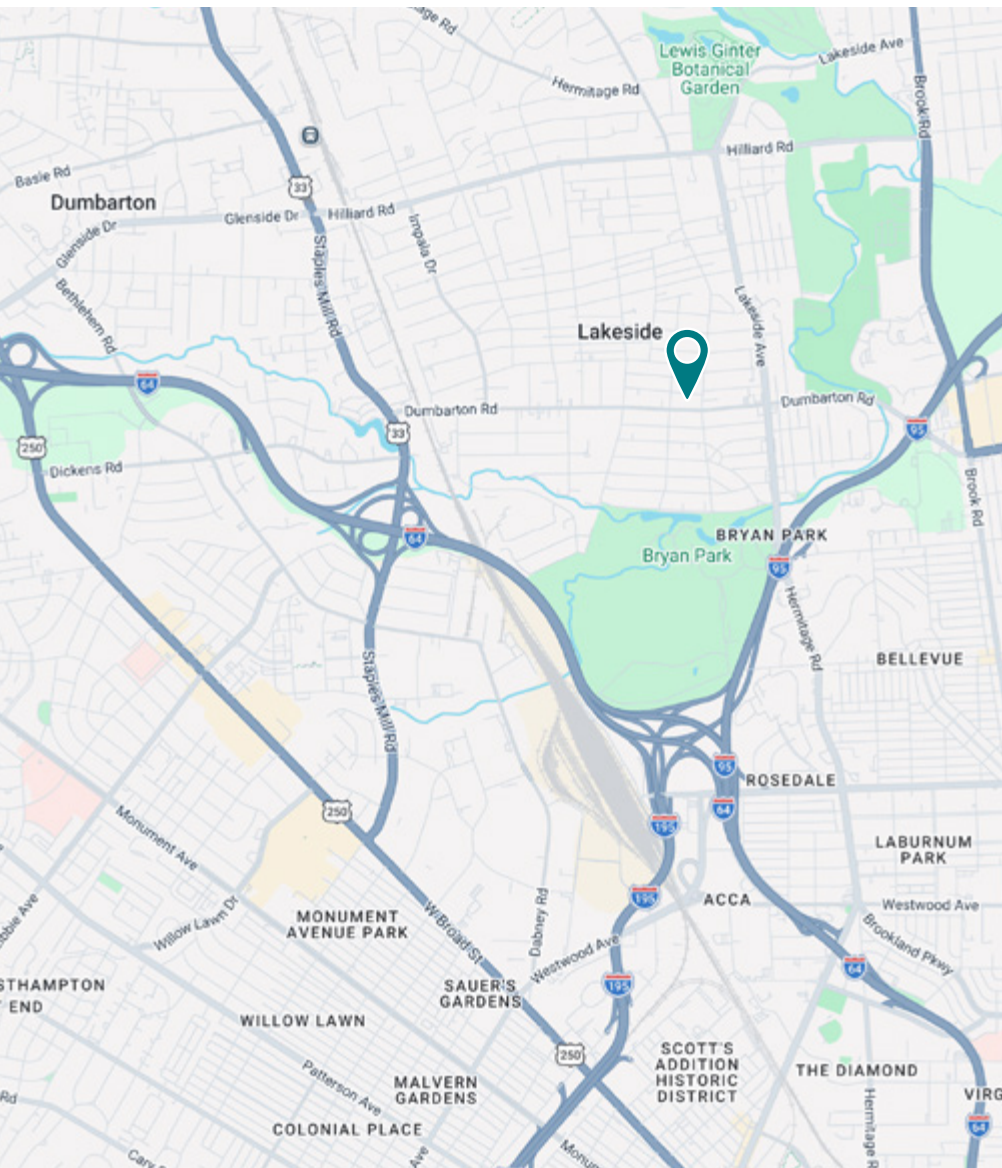
### Parks & Outdoor Recreation

Close to Bryan Park and neighborhood green spaces offering trails, playgrounds, and outdoor amenities.

## Nearby Amenities



- Arianna's Italian Grill
- Bryan Park Bar & Grill
- Final Gravity Brewing
- Hardee's
- Hobnob
- Killa Dillas
- Lakeside Tavern
- Lakeside Deli
- Revel Market and Bar
- Roy's Big Burger
- SB's Lakeside
- Taqueria Amancer



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